

URBAN/MUNICIPAL

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1999

CITY OF HAMILTON
ZONING BY-LAW

1999

THIS CONSOLIDATION OF THE BY-LAW IS
PREPARED FOR CONVENIENCE ONLY, FOR
ACCURATE REFERENCE PLEASE CHECK THE
ORIGINAL BY-LAW

The Corporation of the City of Hamilton

BY-LAW NO. 99- 008

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 1800 KING STREET EAST

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "H" (Community Shopping and Commercial, etc.) District provisions, as contained in Section 14 of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 14.(1)(i) of Zoning By-law No. 6593, the following use shall be permitted:
 - (i) a senior citizens "residential care facility" for the accommodation of a maximum of twenty (20) persons only within the building existing on the date of the passing of this by-law; and,
- (b) for the purpose of this By-law, a senior citizens "residential care facility" means a residential care facility within which all residents are at least 65 years of age or older and do not require probationary or custodial care governed by the terms of any court or parole board; and,
- (c) that Section 14.(7) of Zoning By-law No. 6593, shall not apply to the subject lands; and,
- (d) that Section 18A.(11) and 18A.(12) of Zoning By-law No. 6593, shall not apply to the entire westerly lot line; and,
- (e) that Section 18A.(24)(b) of Zoning By-law No. 6593, shall not apply only to the existing 3.66 metre (12-0') wide driveway adjacent to the existing building; and,
- (f) that a minimum landscape area of 23.0% of lot area shall be provided and maintained on the lot; and,

- (g) that a visual barrier not less than 1.8 metres and not greater than 2.0 metres in height shall be provided and maintained along the southerly, easterly and westerly lot lines adjacent to the rear yard.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "H" District provisions, subject to the special requirements referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1420.

4. Sheet No. E-66 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1420.

5. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

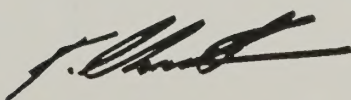
PASSED this

26th

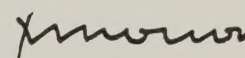
day of

January

A.D. 1999



Acting MUNICIPAL CLERK



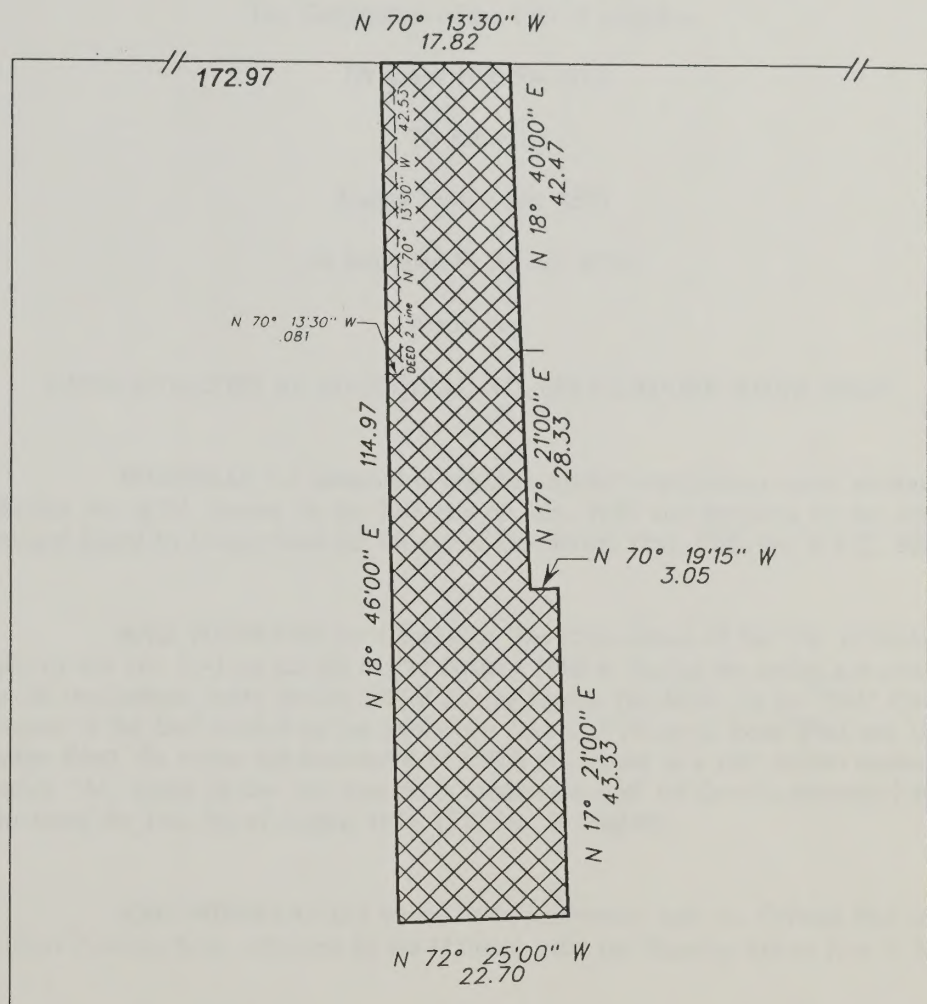
MAYOR

(1998) 22 R.P.D.C. 1, December 8
Jadwiga Weiss, Prospective Owner
ZAR-98-39

KENILWORTH AVENUE SOUTH

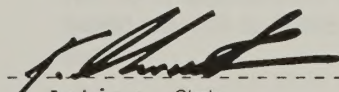
KING STREET EAST

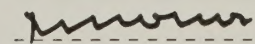
ROSEDALE AVENUE



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-008
Passed the 26th day of January, 1999.


Acting Clerk


Mayor

City of Hamilton

Schedule "A"

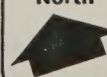
Map Forming Part of
By-Law No. 99-008
to Amend By-Law No. 6593

Planning and Development Department

Legend



Modification to the established "H" (Community Shopping and Commercial, etc.) District

	Scale NOT TO SCALE	Reference File No. ZAR-98-39
	Date December 1998	Drawn By B. B.



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The Corporation of the City of Hamilton

BY-LAW NO. 99- 010

To Amend:

Zoning By-law No. 6593

As Amended by By-law 85-01

Respecting:

LAND LOCATED AT MUNICIPAL NO. 615 MOHAWK ROAD WEST

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 85-1 on the 8th day of January 1985 to change the zoning and establish a special requirement under Section 19B of Zoning By-law No. 6593, for the "HH" District, in respect of the land located on the south-west corner of Mohawk Road West and Upper Paradise Road, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was enacted in accordance with the Ontario Municipal Board Order dated the 14th day of August 1984, (File No. Z 830046);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "HH" (Restricted Community Shopping and Commercial, etc.) District provisions, as contained in Section 14A of Zoning By-law No. 6593, as amended by By-law No. 85-1, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

(a) Section 2.(a)(i) of By-law No. 85-1 is hereby deleted and replaced with the following:

"(i) COMMERCIAL USES shall be prohibited except for:

(a) a self-serve gas station and repair garage;

(b) a convenience store with a drive-thru donut restaurant having a total maximum gross floor area of 156 square metres, and only as an accessory use to the self-serve gas station and repair garage;

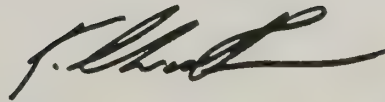
(ii) a minimum of five (5) unobstructed vehicle stacked parking spaces within the access driveway to the drive-thru donut

restaurant shall be provided and maintained between the entrance to the drive-thru donut restaurant and the menu board."

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "HH" District provisions, subject to the special requirements referred to in section 1.
3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-801a.
4. Sheet No. W-27 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-801a.
5. In all other respects, By-law No. 85-01 is hereby confirmed, unchanged.
6. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 26th day of January

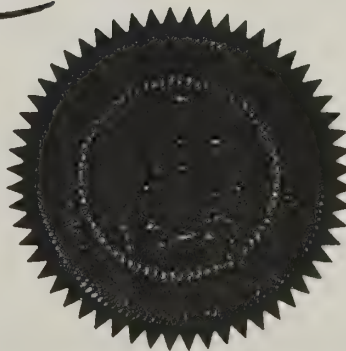
A.D. 1999



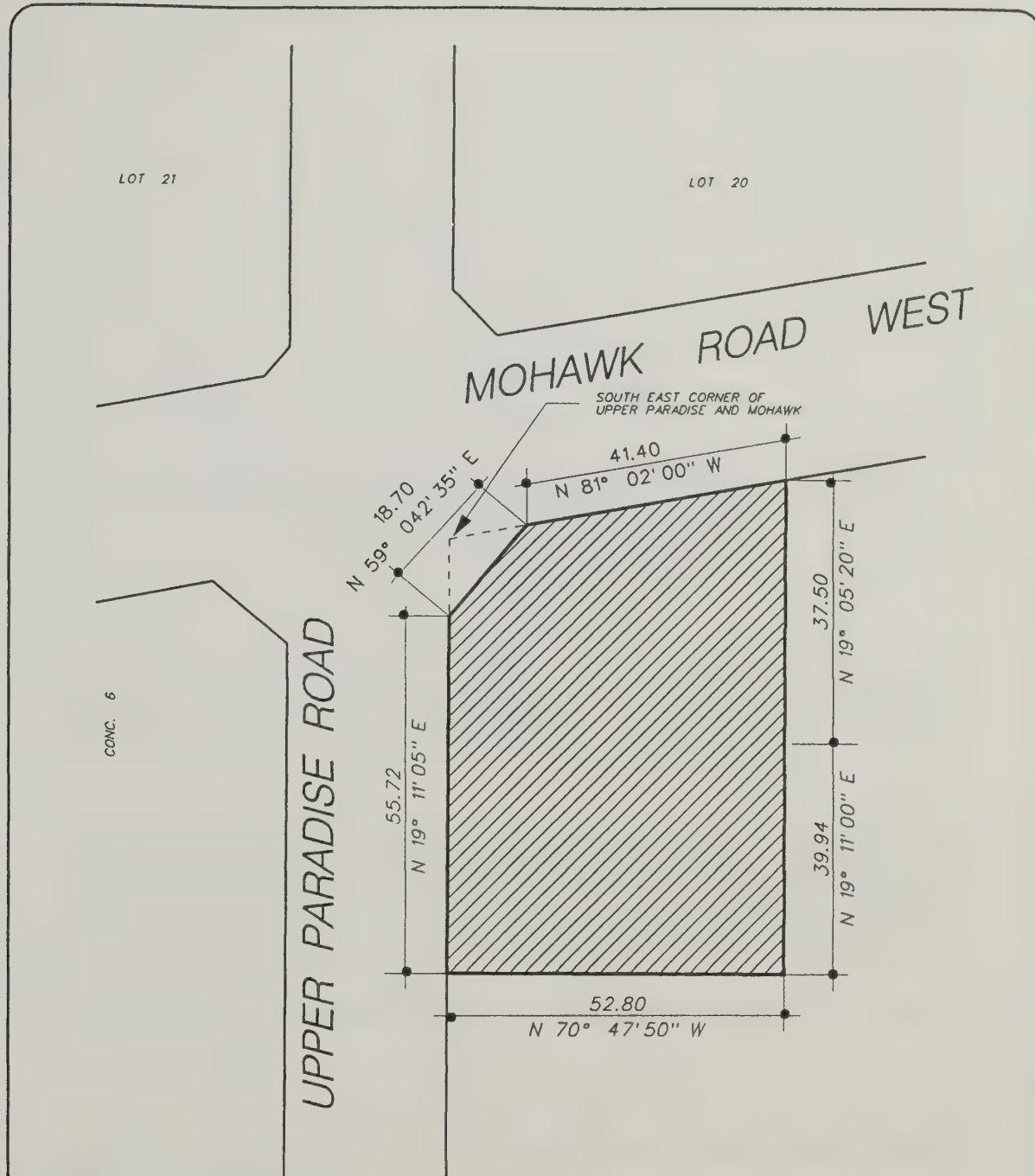
Acting MUNICIPAL CLERK



MAYOR



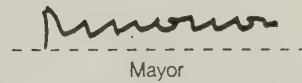
(1998) 20 R.P.D.C. 2, November 24
Sunoco, Owner
ZAC-98-35



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-010
Passed the 26th day of January, 1999


Acting Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 98-010
to Amend By-Law No. 6593

Planning and Development Department

Legend



Further modification to the "HH" (Restricted Community Shopping and Commercial, etc.) District.

North 	Scale NOT TO SCALE	Reference File No. ZAC-98-35
	Date November 1998	Drawn By B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99-012

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED SOUTH OF BARTON STREET EAST, WEST OF
CENTENNIAL PARKWAY NORTH AND NORTH OF EASTGATE COURT,
LOCATED AT THE REAR OF MUNICIPAL NOS.
2420-2434 BARTON STREET EAST**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No.152, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Sections 4, 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No. E-103 and E-104 of the District Maps, appended to and forming part of By-law No. 6593, are amended,

- (a) by changing from "L-mr-1" (Planned Development - Multiple Residential) District to "HH" (Restricted Community Shopping and Commercial, etc.) District, the lands comprised in Block "3",

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "JJ" (Restricted Light Industrial) District provisions, as contained in Section 16A. of Zoning By-law No. 6593, applicable to the lands comprised in Block "1", the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 16A.(1) of Zoning By-law No. 6593, the temporary use of the lands for the parking of motor vehicles in accordance with Section 39 of the Planning Act, for a period not exceeding three years from the day of the passing of the By-law shall be permitted; and,

- (b) a planting strip having a minimum width of 3.0 metres, with a visual barrier not less than 1.2 metres and not more than 2.0 metres in height, shall be provided and maintained along the southerly lot line and along the westerly lot line; and,
- (c) no vehicular access shall be permitted to Eastgate Court.

3. The "L-mr-1" (Planned Development - Multiple Residential) District provisions, as contained in Section 17B. of Zoning By-law No. 6593, applicable to the lands comprised on Block "2", the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 17B.(6)(a) of Zoning By-law No. 6593, the temporary use of the lands for the parking of motor vehicles in accordance with Section 39 of the Planning Act, for a period not exceeding three years from the day of the passing of the By-law shall be permitted; and
- (b) a planting strip having a minimum width of 3.0 metres, with a visual barrier not less than 1.2 metres and not more than 2.0 metres in height, shall be provided and maintained along the southerly lot line; and,
- (c) no vehicular access shall be permitted to Eastgate Court.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "JJ" and "L-mr-1" Districts provisions, subject to the special requirements referred to in sections 2 and 3.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1416.

6. Sheets No. E-103 and E-104 of the District Maps are amended by marking the lands referred to in sections 2 and 3 of this by-law, S-1416.

7. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 26th day of January

A.D. 1999

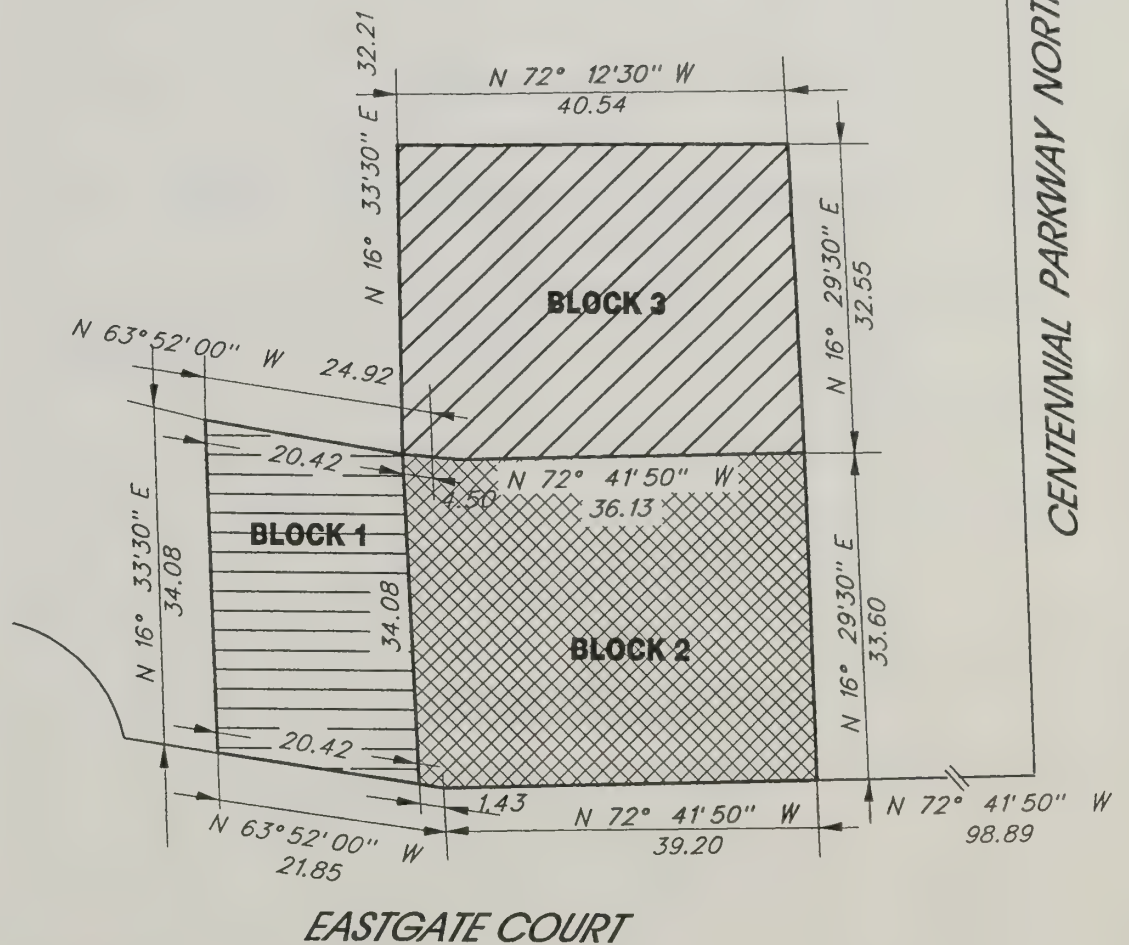


Acting MUNICIPAL CLERK



MAYOR

(1998) 17 R.P.D.C. 1, October 13
FDJ Holdings Inc., Owner
Amended ZAC-98-23



This is Schedule "A" to By-Law No. 99-012
Passed the 26th day of January, 1999.

[Signature]
Acting Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-012
to Amend By-Law No. 6593

Planning and Development Department

Legend

- Block**
- 1 Modification to the "JJ" (Restricted Light Industrial) District
- 2 Modification to the "Lmr-1" (Planned Development-Multiple Residential) District
- 3 Change in zoning from:
"Lmr-1" (Planned Development-Multiple Residential) District to "HH" (Restricted Community Shopping and Commercial) District



Scale
NOT TO SCALE

Date
December 1998

Reference File No.
ZA-98-23

Drawn By
B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99 - 026

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED SOUTH OF STONE CHURCH ROAD WEST
AND WEST OF WEST FIFTH STREET**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-9C of the District Maps appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District to "RT-20" (Townhouse - Maisonette) District, the lands comprised in Block 1;
- (b) by changing from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Dwelling) District, the lands comprised in Block 2; and,
- (c) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc) District, the lands comprised in Block 3.

the extent and boundaries each of which Blocks "1", "2" and "3" are shown on a plan hereto annexed as Schedule "A".

2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 23rd day of

February

A.D. 1999



MUNICIPAL CLERK



MAYOR

(1998) 22 R.P.D.C. 2.B, December 8
Alfredo & Emidio Massi, Owners
Amended ZAC-98-34

The Corporation of the City of Hamilton

BY-LAW NO. 99- 040

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDSCAPE REGULATIONS AND DESIGN STANDARDS
FOR COMMERCIAL USES**

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 3 of the 1st Report of the Planning and Development Committee at its meeting held on the 26th day of January 1999, recommended that By-law No. 6593 be amended to provide for a general text amendment to the said by-law with respect to landscape regulations and design standards for Commercial Uses, as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "G" (Neighbourhood Shopping Centre, etc.) District regulations as contained in Section 13 of Zoning By-law No. 6593 are amended by adding the following new subsection:

"LANDSCAPE REQUIREMENTS FOR COMMERCIAL USES

- (9) (i) A planting strip of not less than 1.5 metres in width shall be provided and maintained along every side lot line and rear lot line adjoining a residential district or use, except where a building, structure or accessory building is located and except for the area used for access driveways; and
- (ii) Where any parking space or manoeuvring space is adjacent to a street line, a landscaped area having a minimum average width of 2.0 metres, but not less than 1.0 metre in width, shall be provided and maintained along the entire street line of the lot, except for the area used for access driveways."

2. The "G-1" (Designed Shopping Centre) District regulations as contained in Section 13A of Zoning By-law No. 6593 are amended by adding the following new subsection:

"LANDSCAPE REQUIREMENTS FOR COMMERCIAL USES

- (9) (i) A planting strip of not less than 1.5 metres in width shall be provided and maintained along every side lot line and rear lot line adjoining a residential district or use, except where a building, structure or accessory building is located and except for the area used for access driveways; and

- (ii) Where any parking space or manoeuvring space is adjacent to a street line, a landscaped area having a minimum average width of 2.0 metres, but not less than 1.0 metre in width, shall be provided and maintained along the entire street line of the lot, except for the area used for access driveways."

3. The "G-2" (Regional Shopping Centres) District regulations as contained in Section 13B of Zoning By-law No. 6593 are amended by adding the following new subsection:

"LANDSCAPE REQUIREMENTS FOR COMMERCIAL USES

- (11) (a) A planting strip of not less than 1.5 metres in width shall be provided and maintained along every side lot line and rear lot line adjoining a residential district or use, except where a building, structure or accessory building is located and except for the area used for access driveways; and
- (b) Where any parking space or manoeuvring space is adjacent to a street line, a landscaped area having a minimum average width of 2.0 metres, but not less than 1.0 metre in width, shall be provided and maintained along the entire street line of the lot, except for the area used for access driveways."

4. The "G-4" (Designed Neighbourhood Shopping Area) District regulations as contained in Section 13D of Zoning By-law No. 6593 are amended by adding the following new subsection:

"LANDSCAPE REQUIREMENTS FOR COMMERCIAL USES

- (7) (i) A planting strip of not less than 1.5 metres in width shall be provided and maintained along every side lot line and rear lot line adjoining a residential district or use, except where a building, structure or accessory building is located and except for the area used for access driveways; and
- (ii) Where any parking space or manoeuvring space is adjacent to a street line, a landscaped area having a minimum average width of 2.0 metres, but not less than 1.0 metre in width, shall be provided and maintained along the entire street line of the lot, except for the area used for access driveways."

5. The "H" (Community Shopping and Commercial, etc.) District regulations as contained in Section 14 of Zoning By-law No. 6593 are amended by adding the following new subsection:

"LANDSCAPE REQUIREMENTS FOR COMMERCIAL USES

- (9) (i) A planting strip of not less than 1.5 metres in width shall be provided and maintained along every side lot line and rear lot line adjoining a residential district or use, except where a building, structure or accessory building is located and except for the area used for access driveways; and
- (ii) Where any parking space or manoeuvring space is adjacent to a street line, a landscaped area having a minimum average width of 2.0 metres, but not less than 1.0 metre in width, shall be provided and maintained along the entire street line of the lot, except for the area used for access driveways."

6. The "HH" (Restricted Community Shopping and Commercial District) District regulations as contained in Section 14A of Zoning By-law No. 6593 are amended by adding the following new subsection:

"LANDSCAPE REQUIREMENTS FOR COMMERCIAL USES

- (7) (a) A planting strip of not less than 1.5 metres in width shall be provided and maintained along every side lot line and rear lot line adjoining a residential district or use, except where a building, structure or accessory building is located and except for the area used for access driveways; and
- (b) Where any parking space or manoeuvring space is adjacent to a street line, a landscaped area having a minimum average width of 2.0 metres, but not less than 1.0 metre in width, shall be provided and maintained along the entire street line of the lot, except for the area used for access driveways."

7. The "I" (Central Business District, etc.) District regulations as contained in Section 15 of Zoning By-law No. 6593 are amended by adding the following new subsection:

"LANDSCAPE REQUIREMENTS FOR COMMERCIAL USES

- (9) (i) A planting strip of not less than 1.5 metres in width shall be provided and maintained along every side lot line and rear lot line adjoining a residential district or use, except where a building, structure or accessory building is located and except for the area used for access driveways; and
- (ii) Where any parking space or manoeuvring space is adjacent to a street line, a landscaped area having a minimum average width of 2.0 metres, but not less than 1.0 metre in width, shall be provided and maintained along the entire street line of the lot, except for the area used for access driveways."

8. The "HI" (Civic Centre Protected Districts) District regulations as contained in Section 15A of Zoning By-law No. 6593 are amended by adding the following new subsection:

"LANDSCAPE REQUIREMENTS FOR COMMERCIAL USES

- (5) (i) A planting strip of not less than 1.5 metres in width shall be provided and maintained along every side lot line and rear lot line adjoining a residential district or use, except where a building, structure or accessory building is located and except for the area used for access driveways; and
- (ii) Where any parking space or manoeuvring space is adjacent to a street line, a landscaped area having a minimum average width of 2.0 metres, but not less than 1.0 metre in width, shall be provided and maintained along the entire street line of the lot, except for the area used for access driveways."

9. The "CR-1", "CR-2" and "CR-3" (Commercial-Residential Districts) District regulations as contained in Section 15B of Zoning By-law No. 6593 are amended by adding the following new subsection:

"LANDSCAPE REQUIREMENTS FOR COMMERCIAL USES

- (36) A planting strip of not less than 1.5 metres in width shall be provided and maintained along every side lot line and rear lot line adjoining a residential district or use, except where a building, structure or accessory building is located and except for the area used for access driveways; and
- (37) Where any parking space or manoeuvring space is adjacent to a street line, a landscaped area having a minimum average width of 2.0 metres, but not less than 1.0 metre in width, shall be provided and maintained along the entire street line of the lot, except for the area used for access driveways."

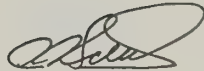
10. In all other respects, By-law No. 6593, as amended, is hereby confirmed, unchanged.

11. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

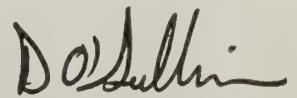
PASSED this 30th day of

March

A.D. 1999



MUNICIPAL CLERK

Acting MAYOR

The Corporation of the City of Hamilton

BY-LAW NO. 99- 041

To Amend:

Zoning By-law No. 6593

Respecting:

**THE LOCATION OF VEHICULAR ACCESS POINTS
FOR RESTAURANT PARKING IN AN "H" DISTRICT**

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1 of the 4th Report of the Planning and Development Committee at its meeting held on the 23rd day of February 1999, recommended that By-law No. 6593 be amended to provide for a general text amendment to the said by-law with respect to the location of vehicular access points for restaurant parking in an "H" District, as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

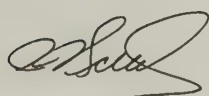
1. Section 18A. (36) 2. of Zoning By-law No. 6593 is amended by adding the words "parking for" before "a restaurant" in the second line so that the section shall read as follows:

"2. No points of ingress or egress at the lot line, to or from the lot on which parking for a restaurant is located shall be situate closer than 30.0 metres (98.43 feet) to a residential district boundary."

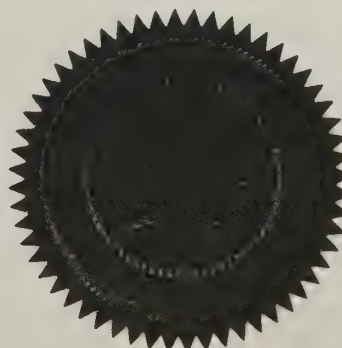
2. In all other respects, By-law No. 6593, as amended, is hereby confirmed, unchanged.

3. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 30th day of March A.D. 1999



MUNICIPAL CLERK



Acting MAYOR

The Corporation of the City of Hamilton

BY-LAW NO. 99- 043

To Amend:

Zoning By-law No. 6593

As Amended by Zoning By-law No. 96-124

Respecting:

**LANDS LOCATED AT MUNICIPAL NOS.
775 AND 779 UPPER WENTWORTH STREET**

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 96-124 on the 9th day of July 1996 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "HH" District, in respect of the lands located at Municipal Nos. 775 and 779 Upper Wentworth Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 2 of the 1st Report of the Planning and Development Committee at its meeting held on the 26th day of January 1999, recommended that Zoning By-law No. 6593, as amended by By-law No. 96-124, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "HH" (Restricted Community Shopping and Commercial, etc.) District provisions, as contained in Section 14A of Zoning By-law No. 6593, as amended by By-law No. 96-124, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are further amended to the extent only of the special requirements that,

(a) Paragraph (iii) of Section 2.(a) of By-law No. 96-124 is hereby repealed and the following substituted therefor:

(iii) a business or professional person's office, excluding all medical offices, except for either a laser eye clinic or dental office but not both and the gross floor area shall not exceed 340.5 square metres (3,665 square feet); and,

- (b) notwithstanding Section 2.(vi) of By-law No. 96-124, the business identification ground sign existing on the date of the passing of this by-law shall be permitted.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "HH" District provisions, subject to the special requirements referred to in section 2 of By-law No. 96-124 and section 1 of this by-law.

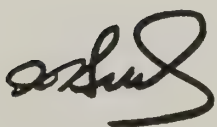
3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1348a.

4. Sheet No. E-27 of the District Maps is amended by marking the lands referred to in section 2 of By-law No. 96-124, and further amended by section 1 of this by-law, S-1348a.

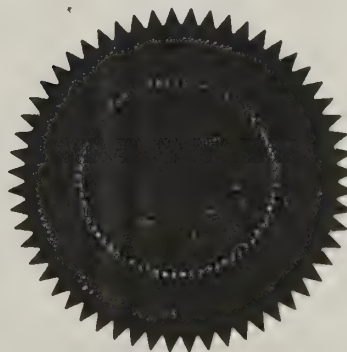
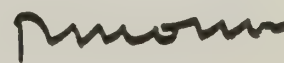
5. In all other respects, By-law No. 96-124 is hereby confirmed, unchanged.

6. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 13th day of April A.D. 1999



MUNICIPAL CLERK

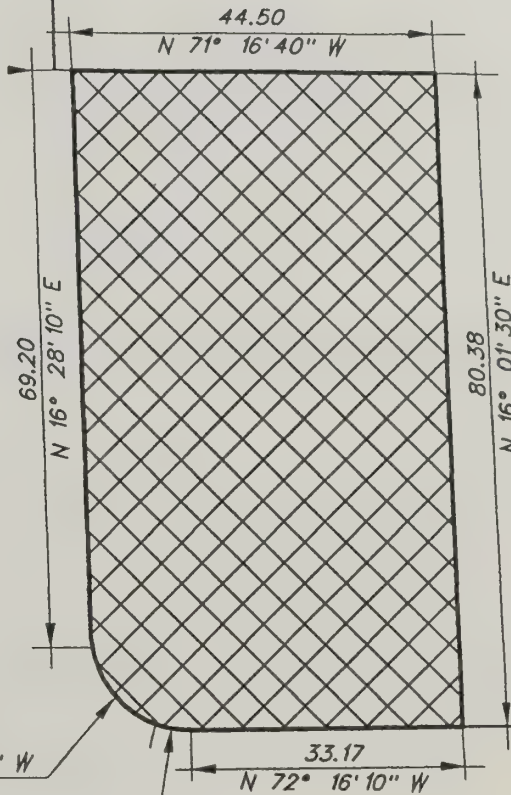
MAYOR

(1999) 1 R.P.D.C. 2, January 26
116990 Ontario Inc. (Rob McDowell), Owner
Amended ZAR-98-41

UPPER WENTWORTH STREET

Arc = 14.73
Radius = 12.19
N 18° 07' 37" W

Arc = 4.16
Radius = 12.19
N 62° 30' 45" W



MOHAWK ROAD EAST

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-043
Passed the 13th day of April, 1999.


Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-043
to Amend By-Law No. 6593

Planning and Development Department

Legend



Further modification to the "HH" (Restricted Community Shopping and Commercial) District, modified

North



Scale
NOT TO SCALE

Date
February, 1999

Reference File No.

ZAR-98-41

Drawn By

B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99-058

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 723 RYMAL ROAD WEST

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 158, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Sections 4, 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-37E of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District to "DE-3" - 'H' (Multiple Dwellings - Holding) District, the land comprised in Block "1"; and
- (b) by changing from "C" (Urban Protected Residential, etc.) District to "DE-3" - 'H' (Multiple Dwellings - Holding) District, the land comprised in Block "2",

the extent and boundaries of each of which Blocks "1" and "2" shown on a plan hereto annexed as Schedule "A".

2. (a) The 'H' symbol applicable to the land referred to in section 1 shall be removed conditional upon,

- (i) the owner preparing and submitting a storm water management study to the satisfaction of the applicable Conservation Authorities and the Manager, Development Engineering Section, Regional Environment Department; and,
- (ii) servicing being made available to the subject lands to the satisfaction of the Manager, Development Engineering Section, Regional Environment Department; and,

- (iii) the applicant entering into all required agreements for the provision of services, with the City of Hamilton and the Region of Hamilton-Wentworth, to the satisfaction of the Manager, Development Engineering Section, Regional Environment Department.

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands referred to in section 1 may at such time proceed in accordance with the "DE-3" District provisions, subject to the special requirements contained in section 3 of this by-law.

3. The "DE-3" (Multiple Dwellings) District provisions, as contained in Section 10C of Zoning By-law No. 6593, applicable to the land referred to in section 1, are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 10C.(1) of Zoning By-law No. 6593, only the following uses shall be permitted:
 - (i) a "Community and Residential Care Access Centre"; and,
 - (ii) a restaurant provided that,
 - 1. it is located within the dwelling or any portion existing on the day of the passing of the by-law; and,
 - 2. the external appearance and character of the dwelling shall be preserved and maintained; and,
 - 3. a drive-thru or take-out shall not be permitted; and,
 - 4. it is only accessory to and used in conjunction with the "Community and Residential Care Access Centre"; and,
- (b) for the purpose of this by-law, a "Community and Residential Care Access Centre" shall mean a building in which medical offices and related services are provided in conjunction with short-term residential care and residential care facilities, subject to the following provisions:
 - (i) a Short-Term Care Facility for the accommodation of a maximum of 26 residents of at least 65 years of age located within the first and second storeys; and,
 - (ii) a Residential Care Facility for the accommodation of a maximum of 25 residents of at least 65 years of age located within the second storey; and,
 - (iii) an accessory dining room within the second storey which shall only be used in conjunction with the Residential Care and Short term Care Facilities; and,
 - (iv) offices for medical or dental practitioners, osteopaths, drugless practitioners, physiotherapists, optometrists, and other medical related services such as reception areas, examination rooms, x-ray, ultra sound, a medical laboratory and a drugstore located within the first storey, provided that all such uses except for a drugstore shall have access only from the interior of the building; and,

- (c) notwithstanding Section 10C.(2) of Zoning By-law No. 6593, no building shall exceed two storeys in height; and,
- (d) notwithstanding Section 10C.(3) of Zoning By-law No. 6593, for a "Community and Residential Care Access Centre", the following yards shall be provided and maintained:
 - (i) a minimum front yard depth of 4.7 metres; and,
 - (ii) a minimum side yard depth of 3.8 metres; and,
 - (iii) a minimum rear yard depth of 11.1 metres; and,
- (e) notwithstanding Section 10C.(5) of Zoning By-law No. 6593, for a "Community and Residential Care Access Centre" a maximum gross floor area of 4,690 square metres shall be permitted, the residential portion shall have a minimum floor area of 2,715 square metres and the commercial portion shall have a maximum floor area of 1,975 square metres, including hallways and common amenity areas; and,
- (f) for the "Community and Residential Care Access Centre", a ground sign having an area of not more than 4.2 square metres and located not less than 2.0 metres from any lot line, and only illuminated with a source of light that is steady and suitably shielded to contain the illumination shall be permitted; and
- (g) for the restaurant, a ground sign having an area of not more than 1.2 square metres and located not more than 1.5 metres from the existing building, and only illuminated with a source of light that is steady and suitably shielded to contain the illumination shall be permitted; and,
- (h) Section 4.(3) of Zoning By-law No. 6593 shall not apply to the subject lands; and,
- (i) notwithstanding Section 2.(2)A.(xiiaa) of Zoning By-law No. 6593, a Residential Care Facility shall be permitted within a building containing a "Community and Residential Care Access Centre" comprised of residential and commercial uses; and,
- (j) notwithstanding Section 2.(2)A.(xiiaaa) of Zoning By-law No. 6593, a Short-Term Residential Care Facility shall be permitted within a building containing a "Community and Residential Care Access Centre" jointly comprised of residential and commercial uses; and,
- (k) Section 10C.(7) of Zoning By-law No. 6593 shall not apply to the subject lands.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "DE-3" District provisions, subject to the special requirements referred to in section 3.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1421.

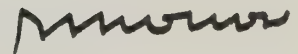
6. Sheet No. W-37E of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1421.

7. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 27th day of April A.D. 1999



MUNICIPAL CLERK



MAYOR

(1999) 1 R.P.D.C. 6, January 26
723 Rymal Road West
(Jomar Development Corporation), Owner
Amended ZAC-98-24

The Corporation of the City of Hamilton

BY-LAW NO. 99 - 059

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED EAST OF UPPER SHERMAN AVENUE, WEST OF
ELEANOR AVENUE AND SOUTH OF DALIA AVENUE/DULGAREN STREET
AND LOCATED AT THE REAR OF 1501 UPPER SHERMAN AVENUE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No. E-38C and E-38D of the District Maps appended to and forming part of By-law No. 6593, are amended,

(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

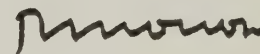
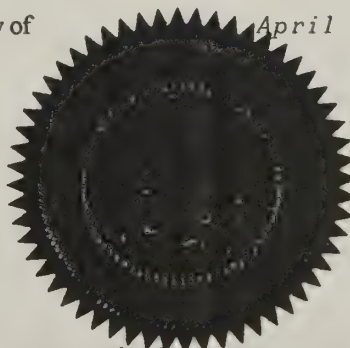
2. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 27th day of April

A.D. 1999

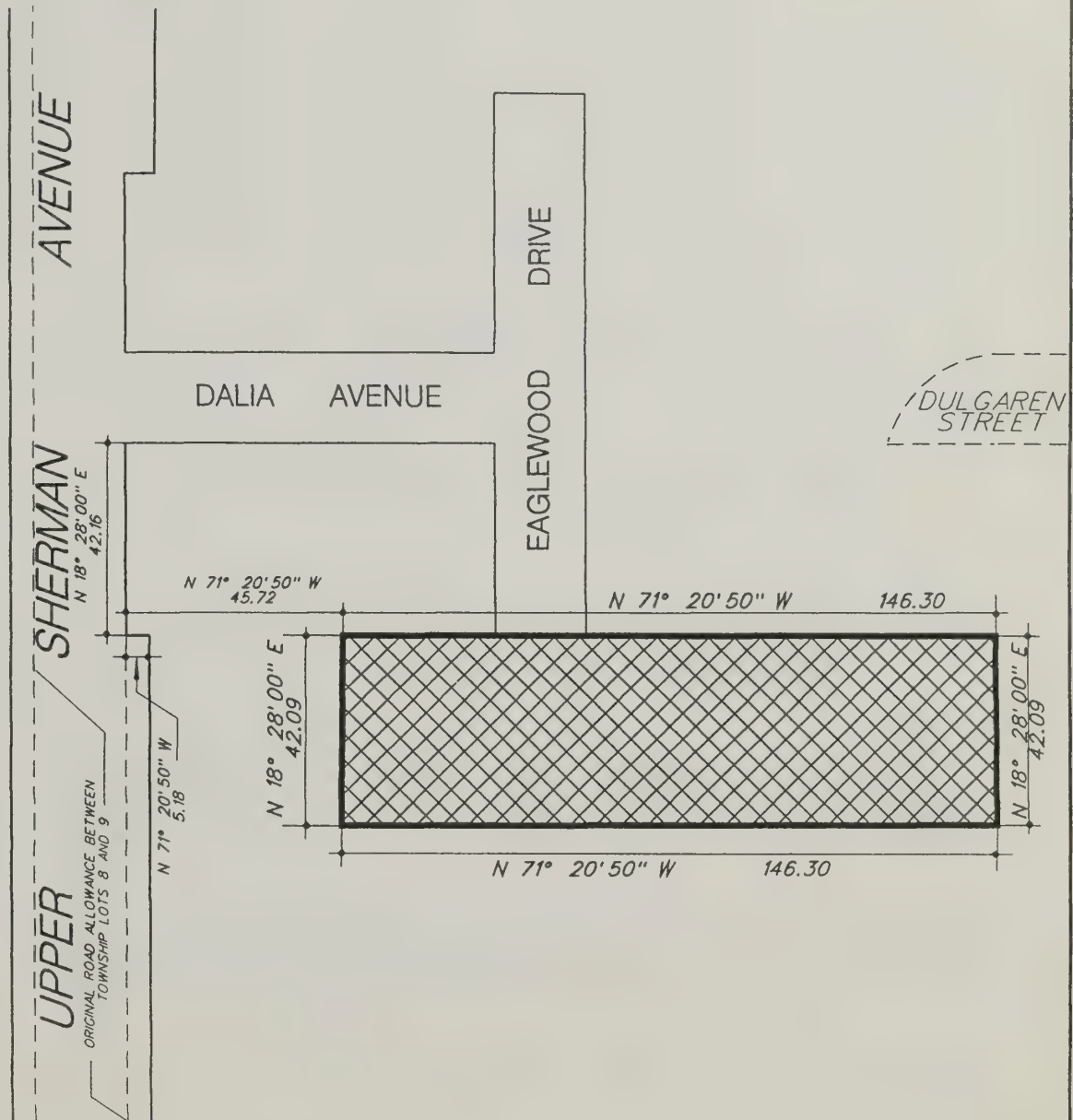


MUNICIPAL CLERK



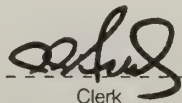
MAYOR

(1999) 3 R.P.D.C. 1, February 9
Harp Homes Building Corporation, Prospective Owner
ZAC-98-42



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-059
Passed the 27th day of April, 1999.


Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-059

to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:



"AA" (Agricultural) District to
"C" (Urban Protected Residential, etc.) District

North



Scale
NOT TO SCALE

Date
April, 1999

Reference File No.
ZA-98-42

Drawn By
B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99- 060

To Amend:

Zoning By-law No. 6593
As Amended Zoning By-law No. 83-325

Respecting:

LAND LOCATED AT MUNICIPAL NO. 129 REBECCA STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS The Corporation of the City of Hamilton passed By-law No. 83-325 on the 13th day of December 1983, to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "J" District, in respect of the above-mentioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS The Corporation of the City of Hamilton, in adopting Section 1 of the 9th Report of the Planning and Development Committee at its meeting held on the 13th day of April 1999, recommended that Zoning By-law No. 6593, as amended by By-law No. 83-325, be further amended as hereinafter provided;

AND WHEREAS it is expedient to repeal By-law No. 83-325 as it is no longer necessary;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-4 of the District Maps, appended to and forming part of By-law No. 6593, is amended,
 - (a) by changing from "J" (Light and Limited Heavy Industry, etc.) District, modified to "DE" (Low Density Multiple Dwellings) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "DE" (Low Density Multiple Dwellings) District provisions, as contained in Section 10A of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 10A.(1) of Zoning By-law No. 6593, only the following use shall be permitted:
 - (i) a multiple dwelling containing a maximum of nineteen (19) Class A dwelling units within the building existing at the time of the passing of this by-law; and,
- (b) notwithstanding Section 10A.(3) of Zoning By-law No. 6593, the building existing at the time of the passing of this by-law, known municipally as 129 Rebecca Street, shall provide and maintain the following setbacks:
 - (i) 0.0 metre from the southerly, easterly, northerly and westerly lot lines; and,
- (c) notwithstanding Section 10A.(4) of Zoning By-law No. 6593, a lot width of not less than 17.6 metres and a lot area of not less than 460 square metres shall be provided and maintained; and,
- (d) Section 10A.(5) of Zoning By-law No. 6593 shall not apply; and,
- (e) Section 18A. of Zoning By-law No. 6593 shall not apply.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "DE" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-850a.

5. Sheet No. E-4 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-850a.

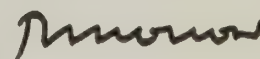
6. By-law No. 83-325 is hereby repealed in its entirety.

7. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

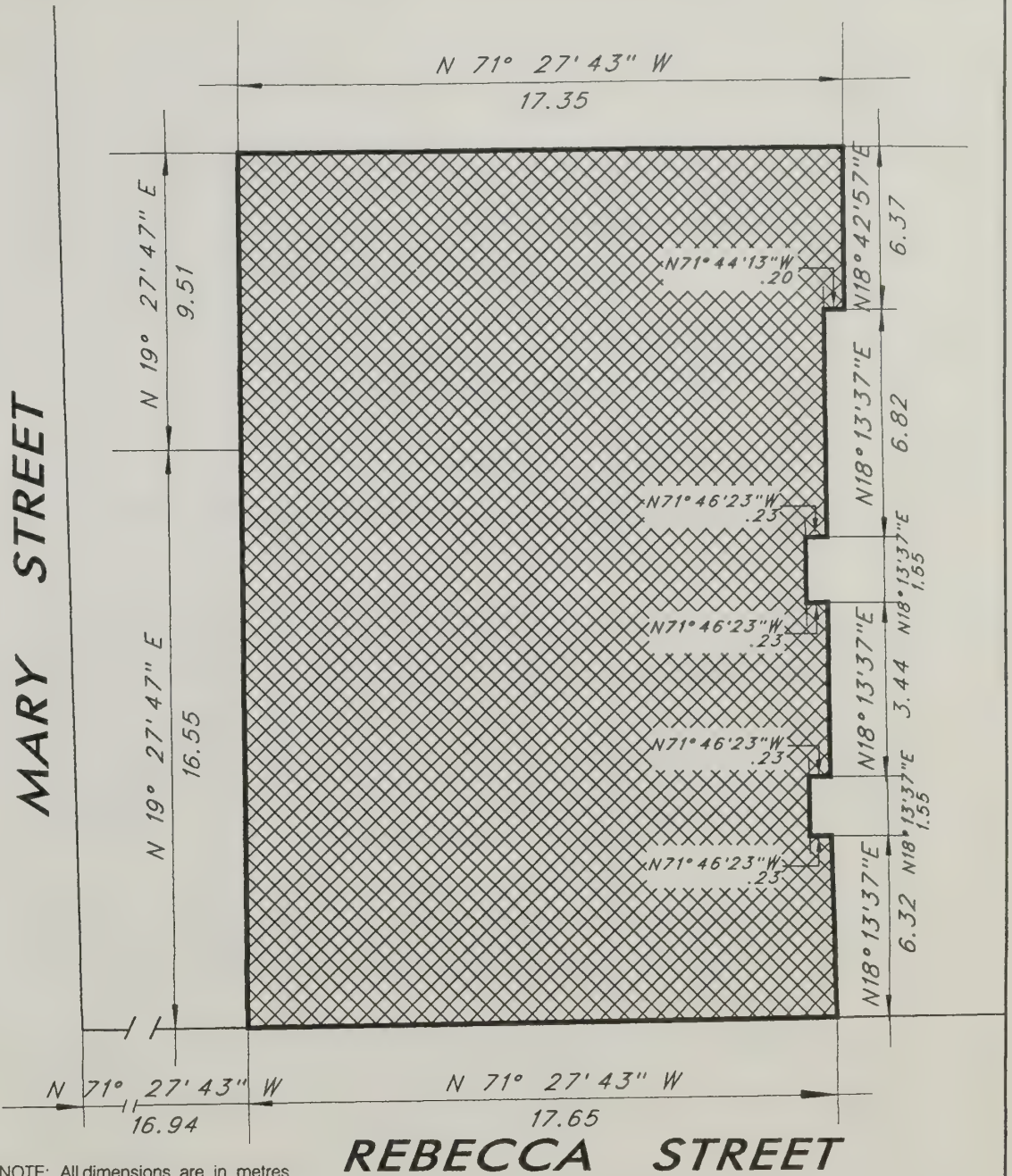
PASSED this 27th day of April A.D. 1999



MUNICIPAL CLERK

MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-060.....
Passed the27th day of April....., 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-060

to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:



"J" (Light and Limited Heavy Industry, etc.) District,
modified to "DE" (Low Density Multiple Dwellings)
District

North



Scale
NOT TO SCALE

Date
April, 1999

Reference File No.

ZAC-99-01

Drawn By

B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99- 061

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 98-210

Respecting:

LAND LOCATED AT MUNICIPAL NO. 1016 UPPER PARADISE ROAD

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 98-210 on the 5th day of August 1998 to change the zoning and to establish a special requirements under Section 19B of Zoning By-law No. 6593, for the "D" District, in respect of the lands located at Municipal Nos. 1016, 1062 and 1088 Upper Paradise Road, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1 of the 8th Report of the Planning and Development Committee at its meeting held on the 30th day of March 1999, recommended that Zoning By-law No. 6593, as amended by By-law No. 98-210, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "D" (Urban Protected Residential – One and Two Family Dwellings, etc.) District provisions, as contained in Section 10 of Zoning By-law No. 6593, as amended by By-law No. 98-210, applicable to the subject land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (i) notwithstanding Section 2.(6) and 10.(3)(ii) of Zoning By-law No. 6593, for a single family dwelling only a portion of one required side yard having a width of not less than 0.60 metres that abuts the wall of an attached garage shall be permitted, except that,
 - (a) in the case of a corner lot, a side yard having a flankage width of not less than 1.2 metres shall be provided and maintained; and,
 - (b) where a side yard abuts any other residential district, a side yard of 1.2 metres shall be provided and maintained; and,
- (ii) notwithstanding Section 5.(b) of Zoning By-law No. 98-210, applicable to the subject lands, for a single family dwelling, the lot coverage of all buildings and structures shall not exceed 45% of the lot area.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "D" District provisions, subject to the special requirements referred to in section 5 of By-law No. 98-210 and section 1 of this by-law.

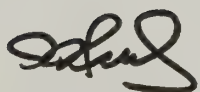
3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1405a.

4. Sheet No. W-37D of the District Maps is amended by marking the lands comprised in Blocks 1 and 2, referred to in section 5 of By-law No. 98-210, and further amended by section 1 of this by-law, S-1405a.

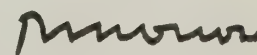
5. In all other respects, By-law No. 98-210, is hereby confirmed, unchanged.

6. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

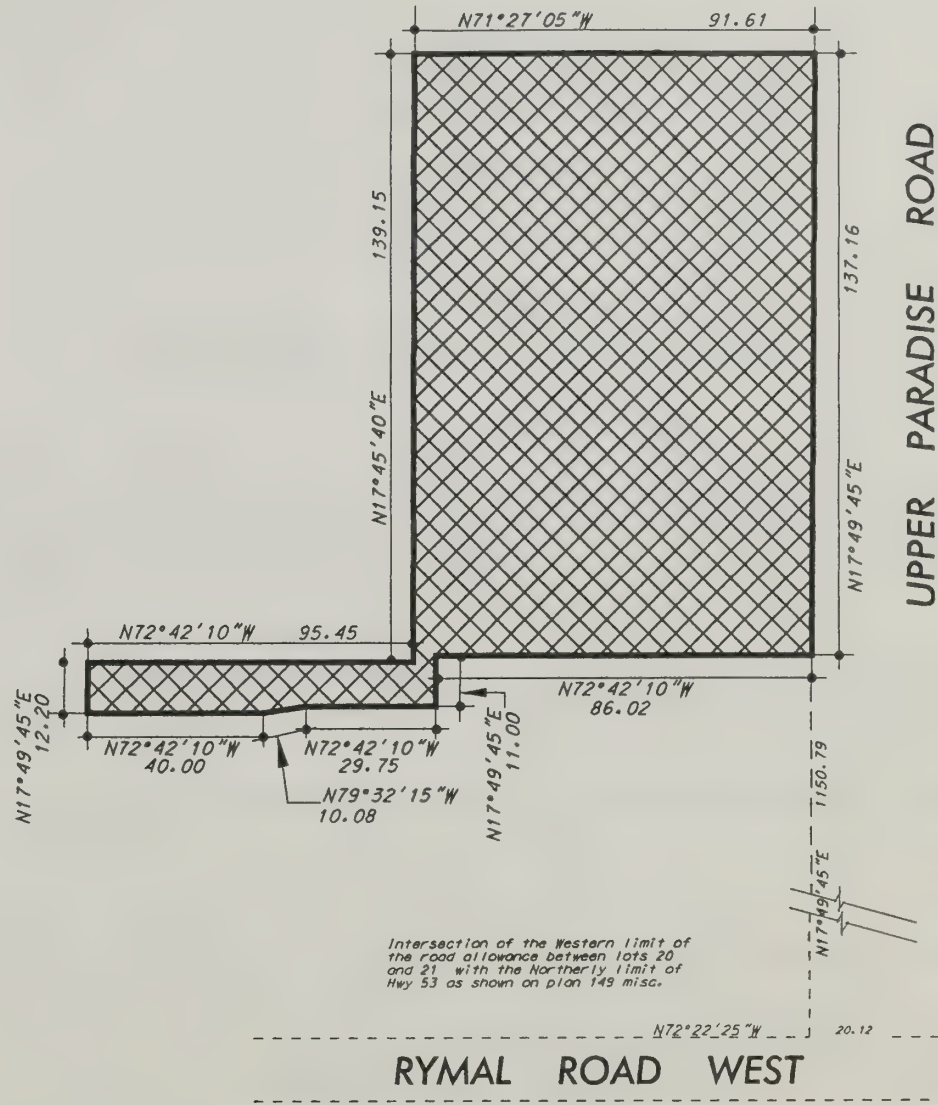
PASSED this 27th day of April A.D. 1999


MUNICIPAL CLERK




MAYOR

(1999) 8 R.P.D.C. 1, March 30
Effort Trust Company (A. Weisz),
Prospective Owner
ZAC-99-03



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-061
Passed the 27th day of April, 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-061
to Amend By-Law No. 6593

Planning and Development Department

Legend



Modification to the established "D"
(Urban Protected Residential - One
and Two Family Dwellings, etc.) District

North



Scale
NOT TO SCALE

Date
April, 1999

Reference File No.
ZA-99-03

Drawn By
B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99- 067

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 11 CHEEVER STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-12 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "G-3" (Public Parking Lots) District to "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District provisions, as contained in Section 10 of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 10.(4)(i) of Zoning By-law No. 6593, for a single family dwelling a width of at least 7.79 metres (25.56 feet) and an area of at least 235.60 square metres (2,536.0 square feet) shall be provided and maintained; and,
- (b) notwithstanding Section 18A.(7b) of Zoning By-law No. 6593, the finished level of the garage floor shall be a minimum of 0.1 metre above grade.

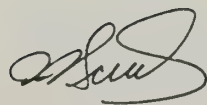
3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "D" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1419.

5. Sheet No. E-12 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1419.

6. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 11th day of May A.D. 1999



MUNICIPAL CLERK



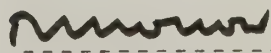
MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-067
 Passed the 11th day of May, 1999.


 Clerk


 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 99-067

to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

 "G-3" (Public Parking Lots) District to
 "D" (Urban Protected Residential-One and
 Two Family Dwellings, etc.) District modified

North



Scale
 NOT TO SCALE

Date

December 1998

Reference File No.

ZAC-98-37

Drawn By

B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99-068

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 98-205

Respecting:

**LANDS LOCATED EAST OF WEST 5TH STREET AND
NORTH OF STONE CHURCH ROAD WEST,
KNOWN MUNICIPALLY AS 965 WEST 5TH STREET**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 98-205 on the 9th day of July 1998 to change the zoning and to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "D" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 2 of the 9th Report of the Planning and Development Committee at its meeting held on the 13th day of April 1999, recommended that Zoning By-law No. 6593, as amended by By-law No. 98-205, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Subsection 1.(b) of Zoning By-law No. 98-205 is hereby repealed in its entirety and the following substituted therefor:

"(b) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District modified, those lands comprised in Block "2",

2. Section 2. of By-law No. 98-205 is hereby repealed in its entirety and following substituted therefor:

"2. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9. of Zoning By-law No. 6593, applicable to the lands comprised in Block "2", are amended to the extent only of the special requirements that:

(a) notwithstanding Section 9.(3)(i) of Zoning By-law No. 6593, the following shall apply:

(i) a front yard having a depth of not less than 4.5m to the main wall of the dwelling shall be provided and maintained;

(ii) a front yard having a depth of not less than 6.0m to the garage or carport shall be provided and maintained; and,

(b) notwithstanding Section 9.(4) of Zoning By-law No. 6593, for a corner lot every lot shall have a width of at least 12.0 metres and an area of at least 350.0 square metres within the district."

3. Schedule "A" of Zoning By-law No. 98-205 is hereby repealed and replaced with Schedule "A", attached hereto and forming part of this by-law, in accordance with Section 1 of this by-law and Section 1(a) of By-law No. 98-205.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in section 2 of this by-law.

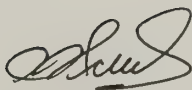
5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1406a.

6. Sheet No. W-9C of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1406a.

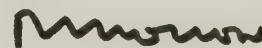
7. In all other respects, By-law No. 98-205, is hereby confirmed, unchanged.

8. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

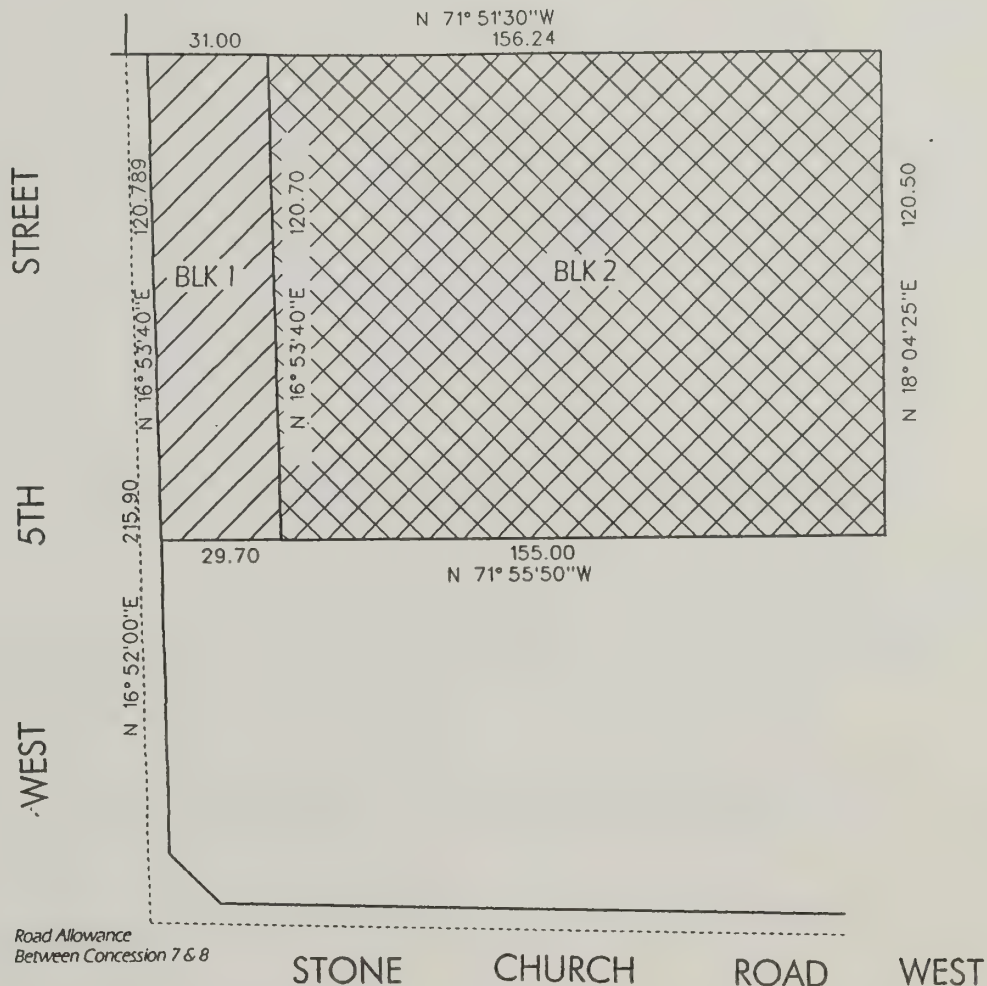
PASSED this 11th day of May A.D. 1999



MUNICIPAL CLERK

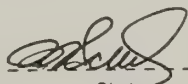



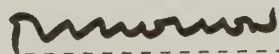
MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-068
Passed the 11th day of May, 1999.


Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-068
to Amend By-Law No. 6593

Planning and Development Department

Change in Zoning from:

BLK 1



"AA" (Agricultural) District
to "C" (Urban Protected Residential)
District.

BLK 2



"AA" (Agricultural) District
to "C" (Urban Protected Residential)
District, modified.

North



Scale

NOT TO SCALE

Date

April, 1999

Reference File No.

ZAC-99-06

Drawn By

J.Sims

The Corporation of the City of Hamilton

BY-LAW NO. 99-069

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED AT
MUNICIPAL NOS. 803, 819, 823, 865 and 871 WEST 5th STREET**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish a special requirement under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-9B of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District those lands comprised in Block "1"; and
- (b) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District modified, those lands comprised in Block "2"; and
- (c) by changing from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Dwelling) District modified, those lands comprised in Block "3"; and
- (d) by changing from "AA" (Agricultural) District to "C"- 'H' (Urban Protected Residential, etc. - Holding) District modified, those lands comprised in Block "4"; and
- (e) by changing from "AA" (Agricultural) District to "C" - 'H' (Urban Protected Residential, etc. - Holding) District, those lands comprised in Block "5",

the extent and boundaries of each of which Blocks "1", "2", "3", "4" and "5" are shown on a plan hereto annexed as Schedule "A".

2. The Freeway Standards regulations, as contained in Section 6 of Zoning By-law No. 6593, applicable to the lands referred to in Section 1(b), (c) and (d) are amended to the extent only of the special requirement that,

- (a) notwithstanding Section 6.(19)(a) of Zoning By-law No. 6593, no residential structure shall be located closer than 12.5 metres from the Mountain Freeway right-of-way.

3. (a) The 'H' symbol applicable to the lands comprised in Block "4" and Block "5" shall be removed conditional upon the availability of all such municipal sewers servicing the subject lands as the City deems necessary.

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the land referred to in Section 1 may at such time proceed in accordance with the "C" District provisions, subject to the special requirement referred to in Section 2 of this by-law.

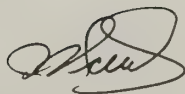
4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Freeway Standards regulations, subject to the special requirement referred to in Section 2.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1424.

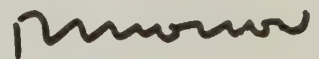
6. Sheet No. W-9B of the District Maps is amended by marking the lands referred to in Section 1 of this by-law, S-1424.

7. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 11th day of May A.D. 1999



MUNICIPAL CLERK

MAYOR

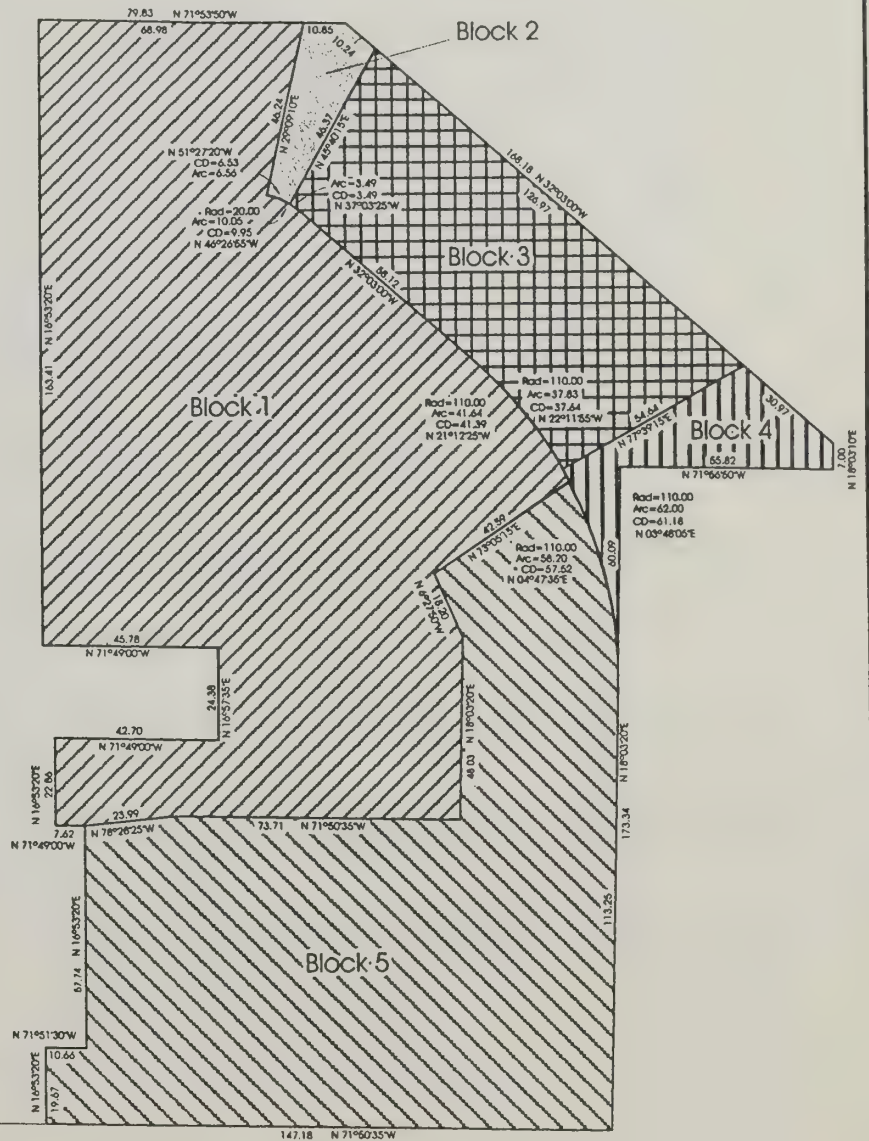
LIMERIDGE ROAD WEST

NORTHWEST CORNER OF LOT 19, R.P.No. 696

ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 6 AND 7

WEST 5th STREET

SOUTHWEST CORNER OF LOT 12, R.P.No. 696



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-069
Passed the 11th day of May, 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 99-069

Planning and Development Department

Legend

Change in zoning from:

- Block 1: "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District
- Block 2: "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, modified
- Block 3: "AA" (Agricultural) District to "R-4" (Small Lot Single Family Dwelling) District, modified
- Block 4: "AA" (Agricultural) District to "C"-H' (Urban Protected Residential, etc. - Holding) District
- Block 5: "AA" (Agricultural) District to "C"-H' (Urban Protected Residential, etc. - Holding) District



Scale
Not to Scale
Date
APRIL 1999

Reference File No.
ZA-98-29
Drawn By
D.L.

The Corporation of the City of Hamilton

BY-LAW NO. 99 - 075

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED EAST OF GREENHILL AVENUE, WEST OF
WEBSTER ROAD AND NORTH OF THE EXISTING RAILWAY LINE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-107 of the District Maps appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "A" (Conservation, Open Space, Park and Recreation) District to "C" (Urban Protected Residential, etc.) District, the lands comprised in Block "1"; and,
- (b) by changing from "C" (Urban Protected Residential, etc) District to "A" (Conservation, Open Space, Park and Recreation) District, the lands comprised in Block "2",

the extent and boundaries of each of which Blocks "1" and "2" are shown on a plan hereto annexed as Schedule "A".

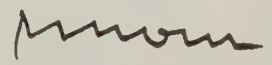
2. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 25th day of May

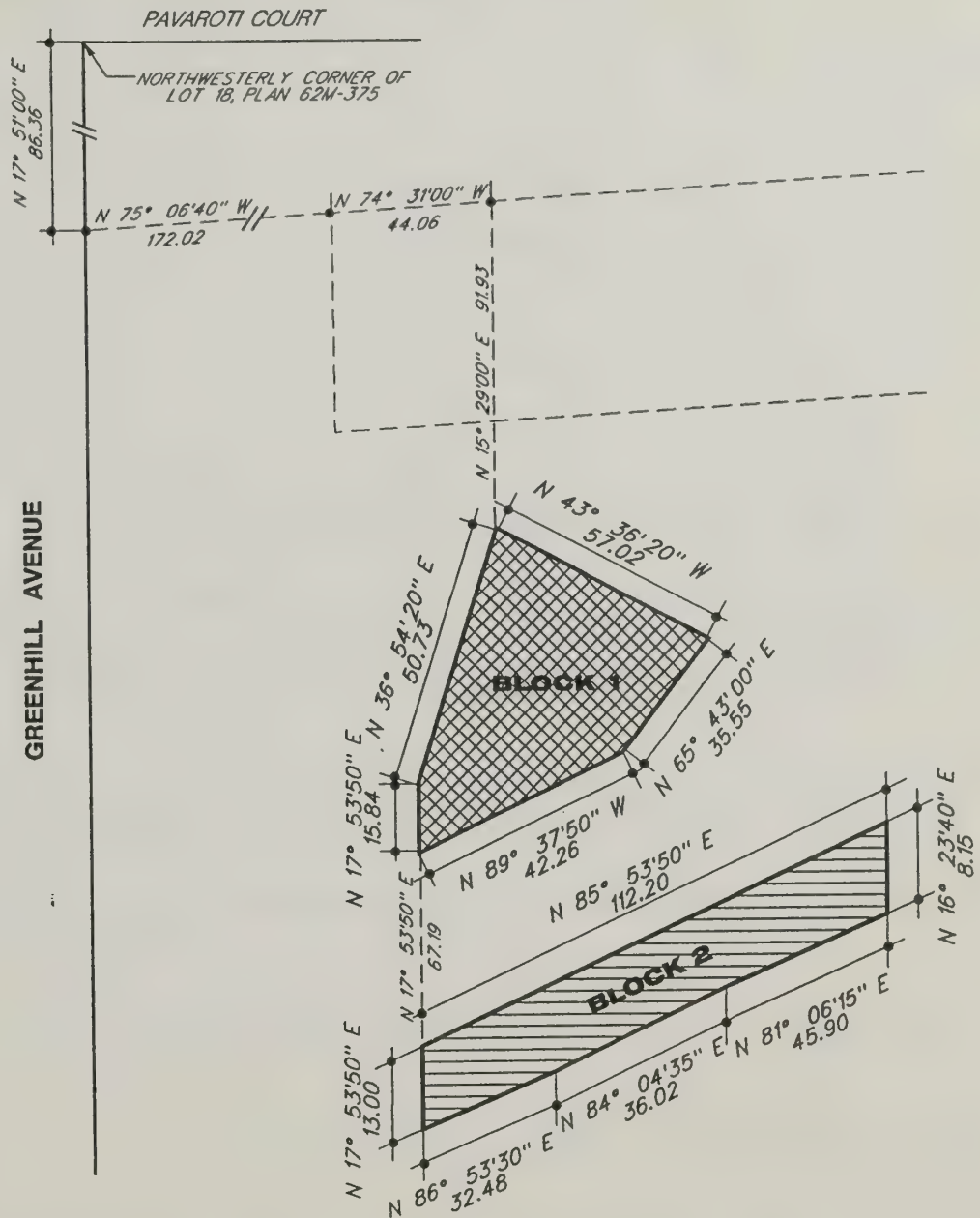
A.D. 1999


MUNICIPAL CLERK




MAYOR

(1998) 11 R.P.D.C. 1, May 26
Horvat Properties, Owner
ZAC-98-12



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-075
 Passed the 25th day of May, 1999.

[Signature]
 Secretary Clerk

[Signature]
 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 99-075
 to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

- Block 1**
 "A" (Conservation, Open Space, Park and Recreation) District to "C" (Urban Protected Residential, etc.) District
- Block 2**
 "C" (Urban Protected Residential, etc.) District to "A" (Conservation, Open Space, Park and Recreation) District

North



Scale

NOT TO SCALE

Date

May, 1999

Reference File No.

ZAC-98-12

Drawn By

B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99- 087

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED AT
MUNICIPAL NOS. 803, 819, 823, 865 and 871 WEST 5th STREET**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish a special requirement under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-9B of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District those lands comprised in Block "1"; and
- (b) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District modified, those lands comprised in Block "2"; and
- (c) by changing from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Dwelling) District modified, those lands comprised in Block "3"; and
- (d) by changing from "AA" (Agricultural) District to "C"- 'H' (Urban Protected Residential, etc. - Holding) District modified, those lands comprised in Block "4"; and
- (e) by changing from "AA" (Agricultural) District to "C" - 'H' (Urban Protected Residential, etc. - Holding) District, those lands comprised in Block "5",

the extent and boundaries of each of which Blocks "1", "2", "3", "4" and "5" are shown on a plan hereto annexed as Schedule "A".

2. The Freeway Standards regulations, as contained in Section 6 of Zoning By-law No. 6593, applicable to the lands referred to in Section 1(b), (c) and (d) are amended to the extent only of the special requirement that,

- (a) notwithstanding Section 6.(19)(a) of Zoning By-law No. 6593, no residential structure shall be located closer than 12.5 metres from the Mountain Freeway right-of-way.

3. (a) The 'H' symbol applicable to the lands comprised in Block "4" and Block "5" shall be removed conditional upon the availability of all such municipal sewers servicing the subject lands as the City deems necessary.

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the land referred to in Section 1 may at such time proceed in accordance with the "C" District provisions, subject to the special requirement referred to in Section 2 of this by-law.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Freeway Standards regulations, subject to the special requirement referred to in Section 2.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1424.

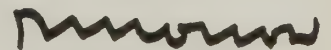
6. Sheet No. W-9B of the District Maps is amended by marking the lands referred to in Section 1 of this by-law, S-1424.

7. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 29th day of June A.D. 1999



MUNICIPAL CLERK

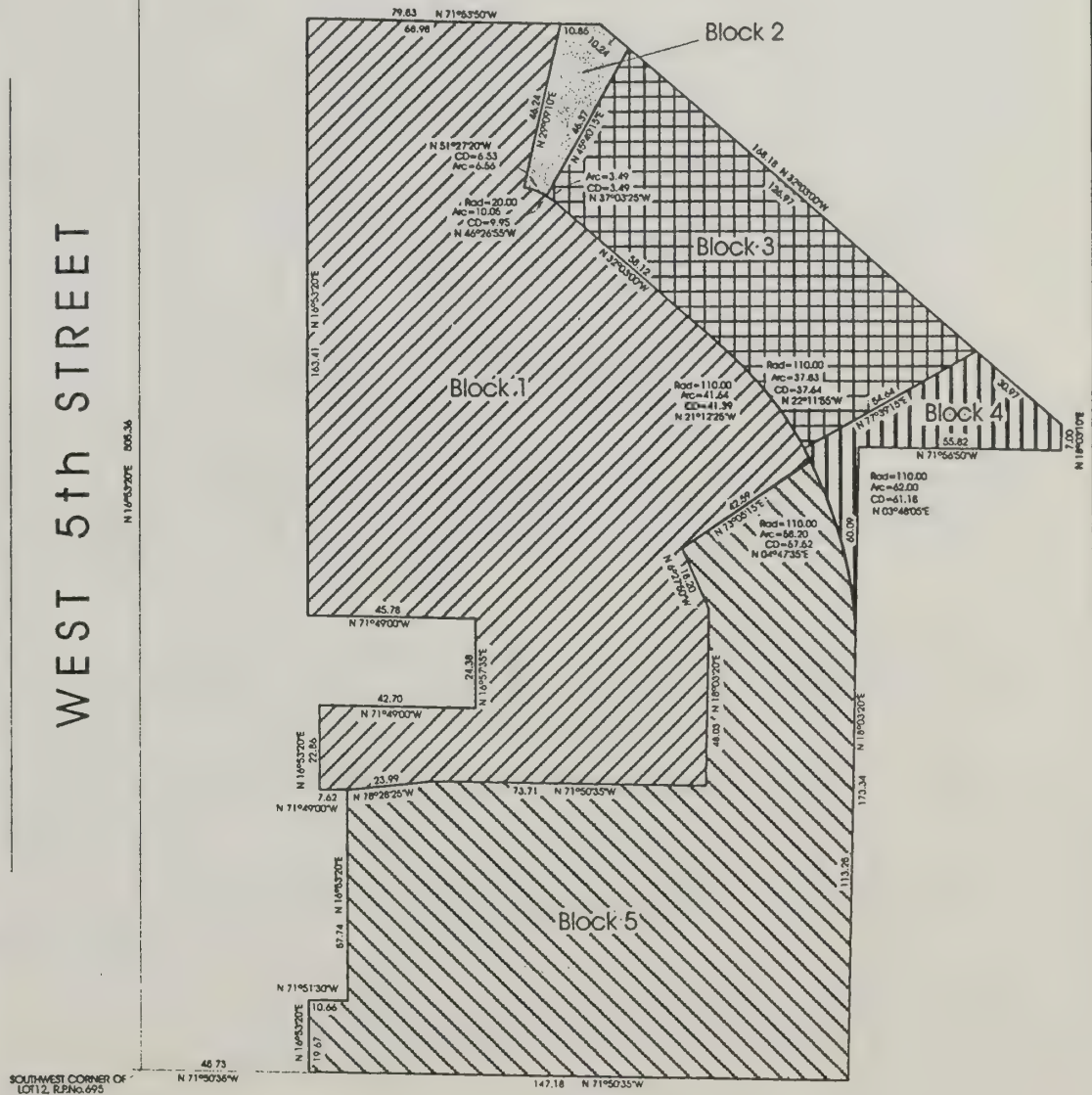
MAYOR

LIMERIDGE ROAD WEST

NORTHWEST CORNER OF
LOT 19, R.P.N.O. 695

ORIGINAL ROAD ALLOWANCE BETWEEN TOWERS @ LOTS 6 AND 7

WEST 5th STREET



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-08.7
Passed the 29th day of June, 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No.08.7

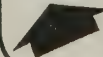
Community Planning and Development Division

Legend

Change in zoning from:

- Block 1 "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District,
- Block 2 "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, modified,
- Block 3 "AA" (Agricultural) District to "R-4" (Small Lot Single Family Dwelling) District, modified
- Block 4 "AA" (Agricultural) District to "C"-H" (Urban Protected Residential, etc. - Holding) District
- Block 5 "AA" (Agricultural) District to "C"-H" (Urban Protected Residential, etc. - Holding) District

North



Scale
Not to Scale
Date
June 1999

Reference File No.
ZA-98-29
Drawn By
D.L.

The Corporation of the City of Hamilton

BY-LAW NO. 99-088

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED AT THE NORTHEAST CORNER
OF REXFORD DRIVE AND ROBERTSFIELD DRIVE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982;

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-38C of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Dwelling) District, the land comprised in Block "1"; and,
- (b) by changing from "AA" (Agricultural) District to "R-4" - 'H' (Small Lot Single Family Dwelling - Holding) District, the land comprised in Block "2",

the extent and boundaries of each of which Blocks "1" and "2" are shown on a plan hereto annexed as Schedule "A".

2. (a) The 'H' symbol applicable to the land comprised in Block "2" shall be removed conditional upon,

- (i) the owner acquiring the parcel of land shown as Block 26 on Plan 62M-454 and merging it in title with Block "2"; and,
- (ii) the owner paying all outstanding land, servicing, roadway costs to the City of Hamilton and the Region of Hamilton-Wentworth, prior to lifting the 0.30 m reserve adjacent to Robertsfeld Drive and that the owner be responsible for preparing the required Reference Plan to lift the 0.30 m reserve.

- (b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands comprised in Block "2" may at such time proceed in accordance with the "R-4" District provisions.

3. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 29th day of June A.D. 1999

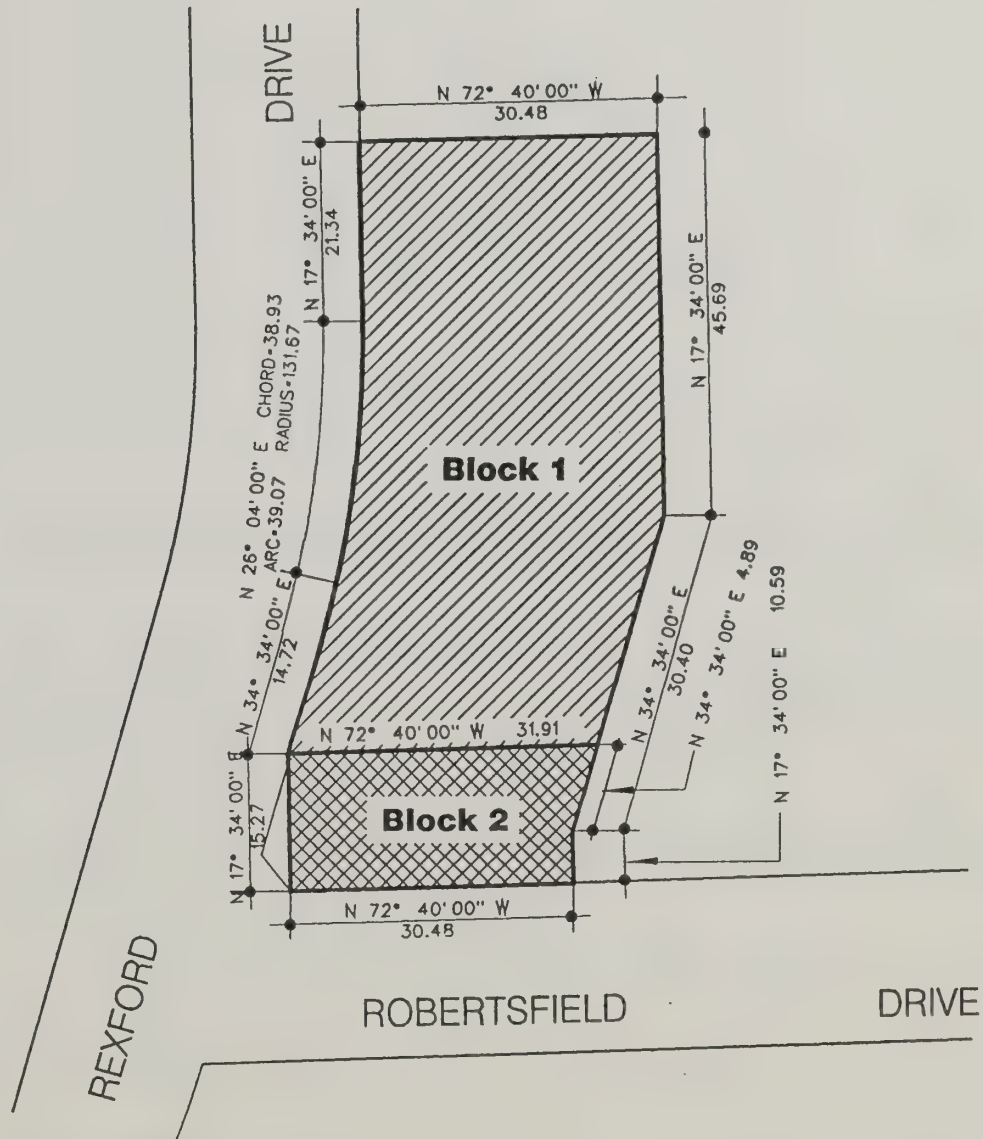


MUNICIPAL CLERK



MAYOR

(1999) 10 R.P.D.C. 1, April 27
1272689 Ontario Ltd.,
Alwilayad Islamic Association, Owner
(c/o Hussein Ghaddar)
ZAC-99-05



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-088.....
Passed the29th day ofJune....., 1999.

Clerk

Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-088
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

Block 1

 "AA" (Agricultural) District to
"R-4" (Small Lot Single Family Dwelling) District

Block 2

 "AA" (Agricultural) District to
"R-4"-H' (Small Lot Single Family Dwelling)
District - Holding

North



Scale

NOT TO SCALE

Date

May, 1999

Reference File No.

ZAC-99-05

Drawn By

B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99-089

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 98-210

Respecting:

**LANDS LOCATED AT
MUNICIPAL NOS. 1062 AND 1088 UPPER PARADISE ROAD**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 98-210 on the 5th day of August 1998 to change the zoning and to establish a special requirements under Section 19B of Zoning By-law No. 6593, for the "D" District, in respect of the lands located at Municipal Nos. 1016, 1062 and 1088 Upper Paradise Road, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1 of the 12th Report of the Planning and Development Committee at its meeting held on the 25th day of May 1999, recommended that Zoning By-law No. 6593, as amended by By-law No. 98-210, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 7 of Zoning By-law No. 98-210 is hereby repealed in its entirety and the following substituted therefor:

"The "D" (Urban Protected Residential – One and Two Family Dwellings, etc.) District provisions, as contained in Section 10 of Zoning By-law No. 6593, applicable to the lands comprised in Blocks "4" and "5", referred to in sections 1.(a) and (b), are amended to the extent only of the following special requirements that,

- (a) for a dwelling with a detached garage, the following provisions shall apply:
 - (i) notwithstanding Section 10.(3)(i) of Zoning By-law No. 6593, the following shall apply:
 - 1. a front yard depth of at least 4.5 metres to the main wall of the dwelling shall be provided and maintained; and,
 - (ii) every roofed-over and unenclosed front porch shall have a minimum width of 3.0 metres and a minimum depth of 2.0 metres for every single family dwelling and two family dwelling; and,

- (iii) notwithstanding Section 18.(3)(vi)(d) of Zoning By-law No. 6593, a roofed-over porch shall be setback at least 2.0 metres to the porch and 1.0 metre to the porch steps from the front lot line; and,
 - (iv) notwithstanding Section 10.(3)(ii) of Zoning By-law No. 6593, for a single family dwelling one side yard of at least 0.9 metre and one side yard of at least 2.8 metres shall be provided and maintained; and,
 - (v) notwithstanding Section 10.(3)(ii) of Zoning By-law No. 6593, for a two family dwelling a side yard of at least 2.8 metres shall be provided and maintained; and,
 - (vi) in addition to the requirements of Section 18A. of Zoning By-law No. 6593, a T-shaped manoeuvring area shall be provided and maintained in the rear yard for each single family dwelling; and,
 - (vii) at least one required parking space shall be provided and maintained in a detached garage, for every single family dwelling and for every dwelling unit of a two family dwelling; and,
 - (viii) notwithstanding Section 18.(4) of Zoning By-law No. 6593, a swimming pool shall not be permitted; and,
- (b) for a dwelling with an attached garage, then the following provisions shall apply:
- (i) notwithstanding Section 10.(3)(i) of Zoning By-law No. 6593, the following shall apply:
 1. a front yard having a depth of not less than 4.5 metres to the main wall of the dwelling shall be provided and maintained; and,
 2. a front yard having a depth of not less than 6.0 metres to the garage or carport shall be provided and maintained; and,
 - (ii) every roofed-over and unenclosed front porch shall have a minimum width of 3.0 metres and a minimum depth of 2.0 metres for every single family dwelling and two family dwelling; and,
 - (iii) notwithstanding Section 18.(3)(vi)(d) of Zoning By-law No. 6593, a roofed-over porch shall be setback at least 2.0 metres to the porch and 1.0 metre to the porch steps from the front lot line; and,
 - (iv) notwithstanding Section 18.(4) of Zoning By-law No. 6593, a swimming pool shall not be permitted."

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "D" District provisions, subject to the special requirements referred to in By-law No. 98-210, as amended by section 1 of this by-law.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1405b.

4. Sheet No. W-37D of the District Maps is amended by marking the lands comprised in Blocks "4" and "5", referred to in section 1.(a) and 1.(b) of By-law No. 98-210, and further amended by section 1 of this by-law, S-1405b.

5. In all other respects, By-law No. 98-210, is hereby confirmed, unchanged.

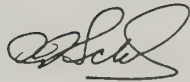
6. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 29th

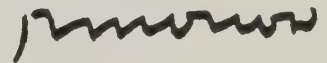
day of

June

A.D. 1999



MUNICIPAL CLERK



MAYOR

(1999 12R.P.D.C. 1 May 25
Visplar Holdings Limited (E. LeBerge), Owner
ZAC-99-08

The Corporation of the City of Hamilton

BY-LAW NO. 99-103

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED ON THE SOUTH SIDE OF LOCONDER DRIVE
BETWEEN UPPER GAGE AVENUE AND QUEEN VICTORIA DRIVE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish a special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-49B of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "R-4" - 'H' (Small Lot Single Family Dwelling - Holding) District to "R-4" (Small Lot Single Family Dwelling) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "R-4" (Small Lot Single Family Dwelling) District provisions, as contained in Section 9A of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirement that,

- (a) notwithstanding Section 9A.(2)(b) of Zoning By-law No. 6593, a single family dwelling shall provide and maintain the following setbacks:
 - (i) 4.4 metres from the northerly lot line;
 - (ii) 1.2 metres from the southerly lot line;
 - (iii) 6.0 metres from the westerly lot line;
 - (iv) 15.7 metres from the easterly lot line.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "R-4" District provisions, subject to the special requirement referred to in section 2.

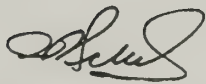
4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1428.

5. Sheet No. E-49B of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1428.

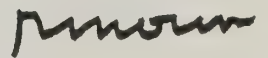
6. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 6th day of July

A.D. 1999



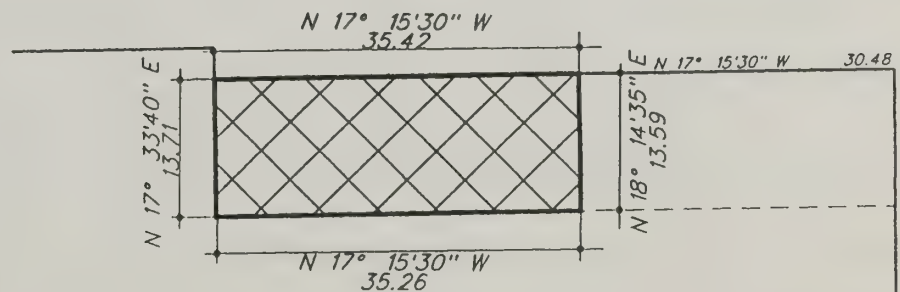
MUNICIPAL CLERK



MAYOR

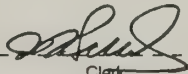
(1999) 13 R.P.D.C. 7, June 29
Hamilton Habitat for Humanity, Owner
ZAC-99-22

LOCONDER DRIVE



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-103.....
Passed the 6th day of July, 1999.


Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-103
to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:

 "R-4" - 'H' (Small Lot Single Family Dwelling - Holding) District to "R-4" (Small Lot Single Family Dwelling) District, modified

North 	Scale NOT TO SCALE Date June, 1999	Reference File No. ZA-99-22 Drawn By B. B.
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The Corporation of the City of Hamilton

BY-LAW NO. 99 - 104

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED EAST OF UPPER SHERMAN AVENUE AND
SOUTH OF DALIA AVENUE AT THE REAR OF
MUNICIPAL NO. 1487 UPPER SHERMAN AVENUE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-38D of the District Maps appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "A" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, the lands comprised in Block "2",

the extent and boundaries of which Block "2" is shown on a plan hereto annexed as Schedule "A".

2. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands comprised in Block "1" and Block "2", the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 9.(4) of Zoning By-law No. 6593, for an interior lot, every lot shall have a width of at least 11.6 metres and an area of at least 350.0 square metres within the district; and,
- (b) notwithstanding Section 9.(4) of Zoning By-law No. 6593, for a corner lot, every lot shall have a width of at least 11.6 metres and an area of at least 335.0 square metres within the district.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in Section 2.

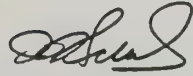
4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1428.

5. Sheet No. E-38D of the District Maps is amended by marking the lands referred to in section 2 of this by-law, S- 1428.

6. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

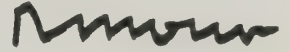
PASSED this 6th day of July

A.D. 1999

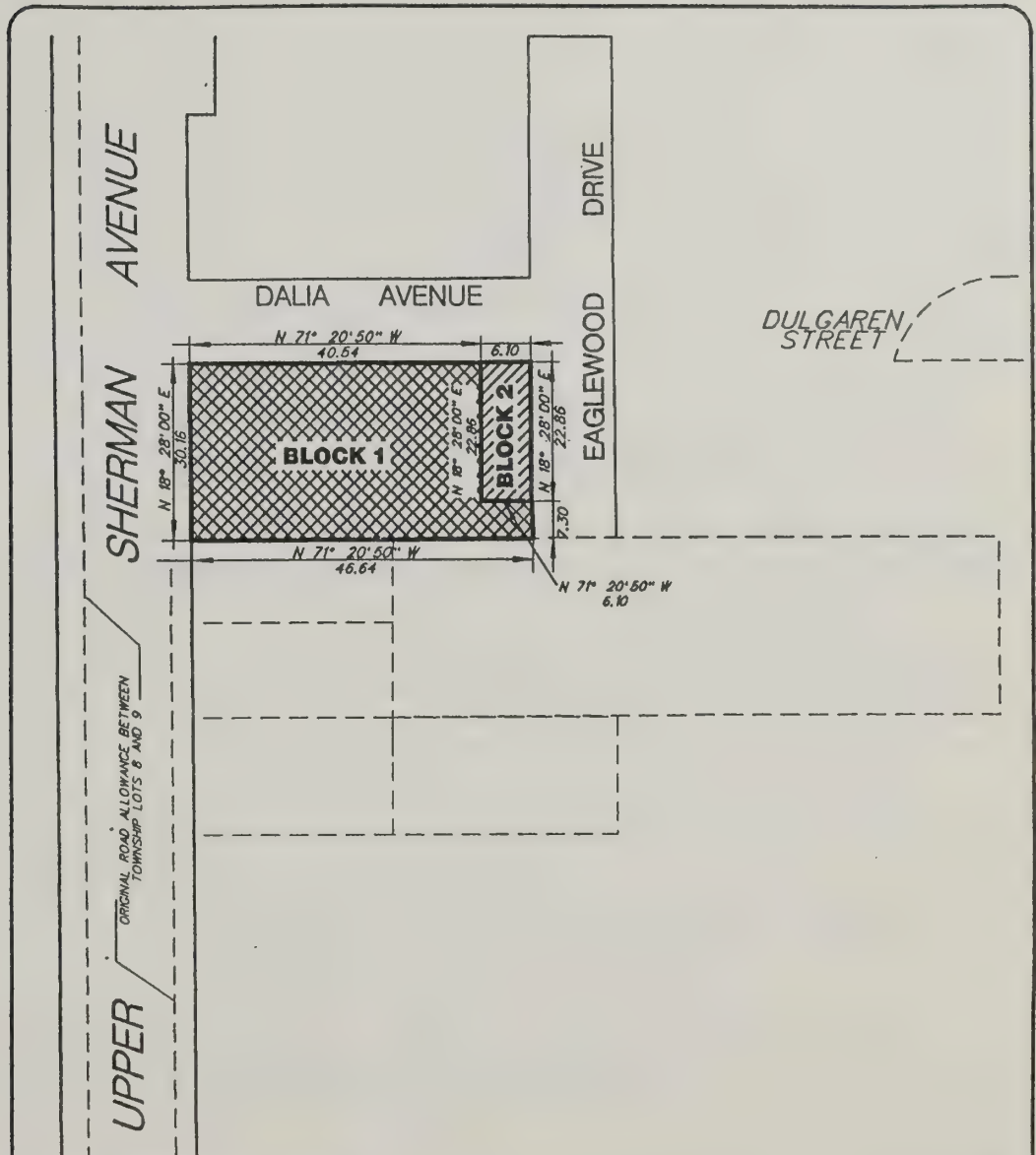


MUNICIPAL CLERK

(1999) 13 R.P.D.C. 3, June 29
Samuel Guerriero, Owner
ZAC-99-13



MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-104
Passed the 6th day of July, 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-104

to Amend By-Law No. 6593

Planning and Development Department

Legend

Block 1



Modification to the "C" (Urban Protected Residential, etc.) District

Change in zoning from:

Block 2



"A" (Agricultural) District to
"C" (Urban Protected Residential, etc.)
District, Modified

North



Scale

NOT TO SCALE

Date

June, 1999

Reference File No.

ZA-99-13

Drawn By

B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99 - 105

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED EAST OF UPPER SHERMAN AVENUE AND
SOUTH OF DALIA AVENUE AT THE REAR OF
1509 UPPER SHERMAN AVENUE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-38D of the District Maps appended to and forming part of By-law No. 6593, is amended,

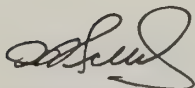
(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 6th day of July

A.D. 1999



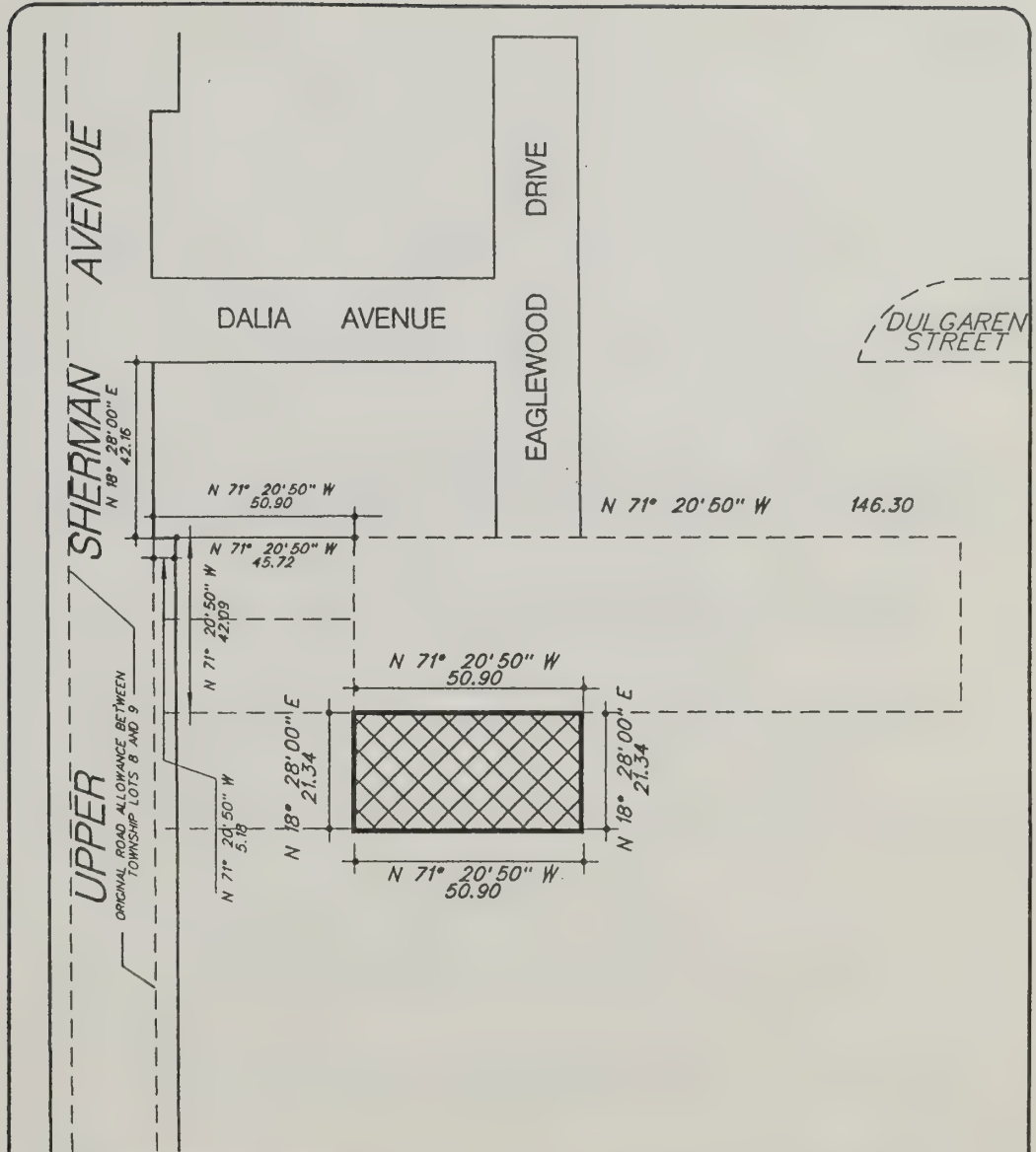
MUNICIPAL CLERK



MAYOR

(1999) 13 R.P.D.C. 4, June 29
Harp Homes Building Corporation, Prospective Owner
ZAC-99-12





NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-105
Passed the 6th day of July, 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-105
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:



"AA" (Agricultural) District to
"C" (Urban Protected Residential, etc.) District

North



Scale
NOT TO SCALE

Date
June, 1999

Reference File No.
ZA-89-12

Drawn By
B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99- 106

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NO. 199 STONE CHURCH ROAD WEST

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

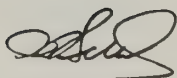
1. Sheet No. W-9C of the District Maps appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

1. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 6th day of July A.D. 1999.



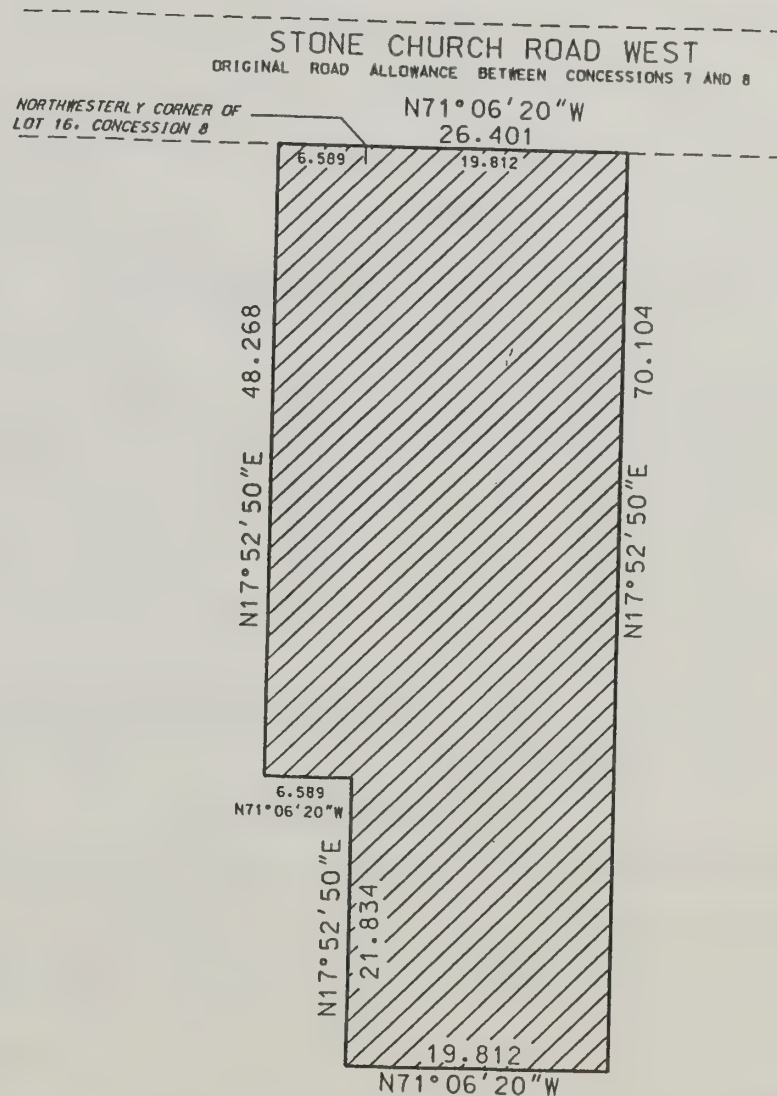
CLERK



MAYOR

(1999) 13 R.P.D.C. 6, 23 June 1999
Alexander Furmanov, Owner
ZAR-99-11





NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-1.06....
Passed the 6th day of July, 1999.


Clerk


Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 99-1.06.
to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:

 "AA"(Agricultural) District to "C" (Urban Protected Residential, etc.) District,

	Scale Not to Scale	Reference File No. ZAR-09-11
	Date June 1999	Drawn By J.S.

The Corporation of the City of Hamilton

BY-LAW NO. 99 - 111

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED WEST OF UPPER SHERMAN AVENUE AND
SOUTH OF DULGAREN STREET AT THE REAR OF
102 ELEANOR AVENUE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet Nos. E-38C and E-38D of the District Maps appended to and forming part of By-law No. 6593, are amended,

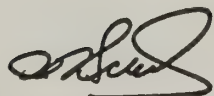
(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

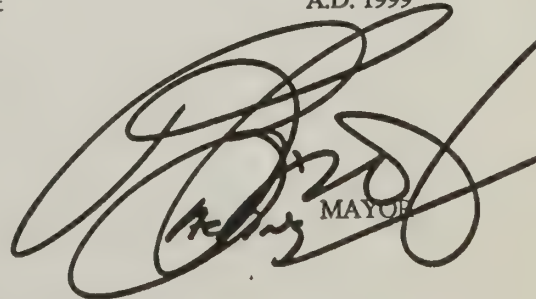
2. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 11th day of August

A.D. 1999



MUNICIPAL CLERK

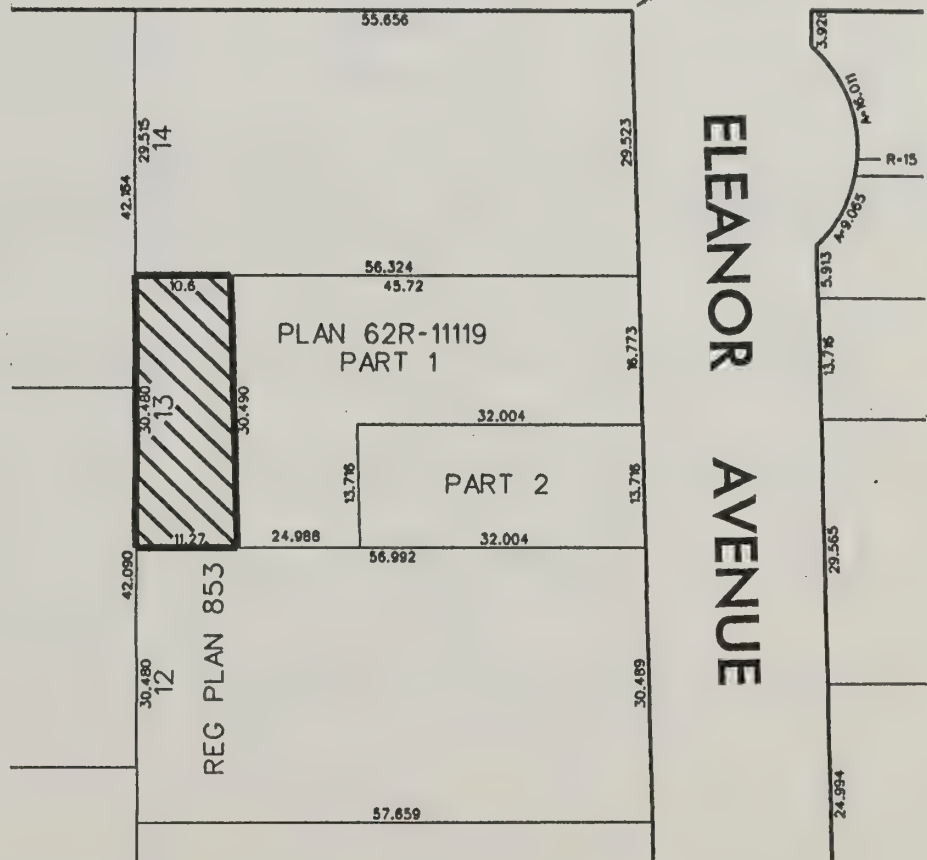

MAYOR

(1999) 13 R.P.D.C. 5, June 29
F. Mastroianni and A. Mastroianni, Owner
ZAR-99-15



DULGAREN STREET

SW CORNER OF DULGAREN ST.
AND ELEANOR AVENUE



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-.111..
Passed the 11th. day of ...August....., 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 99-.111..
to Amend By-Law No. 8593

Community Planning and Development Division

Legend

Modification in zoning:



From: "AA" (Agricultural) District

To: "C" (Urban Protected Residential,
etc.) District

North



Scale
Not to Scale
Date
July 1999

Reference File No.
ZAR-99-15
Drawn By
M.M.

The Corporation of the City of Hamilton

BY-LAW NO. 99- 114

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 1221 LIMERIDGE ROAD EAST

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-59A of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "G" (Neighbourhood Shopping Centre, etc.) District to "DE-3" (Multiple Dwellings) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "DE-3" (Multiple Dwellings) District provisions, as contained in Section 10C of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 10C. (1) of Zoning By-law No. 6593, only the following uses shall be permitted:

- (i) a "Community and Residential Care Access Centre";
- (ii) a commercial retail store with a maximum gross floor area of 207.0 square metres;
- (iii) a business identification sign that is wall sign of an occupancy or use, that complies with the following requirements:

- 1. No sign shall exceed 2.0 metres in height.
- 2. The total aggregate area of all signs shall not exceed 0.5 square metres for each 0.5 metres of exterior lineal face of the building.
- 3. Every sign shall be parallel to the wall to which it is affixed.
- 4. No sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illumination;

- (b) For the purpose of this by-law, a "Community and Residential Care Access Centre" shall mean a building in which residential care and short-term care facilities are provided in conjunction with medical offices and related services, subject to the following provisions:
 - (i) a Residential Care Facility for the accommodation of a maximum of 24 residents of at least 65 years of age;
 - (ii) a Short-Term Care Facility for the accommodation of a maximum of 16 residents of at least 65 years of age;
 - (iii) an accessory dining room which shall only be used in conjunction with the Residential Care and Short-Term Care Facilities; and,
 - (iv) offices for medical or dental practitioners, osteopaths or drugless practitioners, physiotherapists, optometrists, and shall include medical related services such as reception areas, examination rooms, x-ray, ultra sound, a medical laboratory, and a drugstore;
- (c) notwithstanding Section 10C. (2) of Zoning By-law No. 6593, no building shall exceed one (1) storey in height;
- (d) notwithstanding Section 10C. (3) of Zoning By-law No. 6593, for a "Community and Residential Care Access Centre", the following yards shall be provided and maintained:
 - (i) a minimum front yard depth of 4.5 metres and an average depth of 5.2 metres;
 - (ii) a minimum easterly side yard depth of 2.0 metres and an average depth of 4.5 metres;
 - (iii) a minimum westerly side yard depth of 3.8 metres; and,
 - (iv) a minimum rear yard depth of 4.57 metres;
- (e) notwithstanding Section 10C. (5) of Zoning By-law No. 6593, for a "Community and Residential Care Access Centre" a maximum gross floor area of 2,449.90 square metres shall be permitted, comprised of 1673.12 square metres maximum gross floor area for the Residential Care and Short Term Care Facilities and 776.78 square metres maximum gross floor area for the medical offices and commercial retail stores, including hallways and common amenity areas;
- (f) For the "Community and Residential Care Access Centre", an unlighted ground sign having an area of not more than 4.2 square metres and located not less than 2.0 metres from any lot line shall be permitted;
- (g) notwithstanding Section 2.(2)A.(xiiaa) of Zoning By-law No. 6593, a Residential Care Facility shall be permitted within a building containing a "Community and Residential Care Access Centre" comprised of residential and commercial uses;
- (h) notwithstanding Section 2.(2)A.(xiiaaa), a Short-Term Residential Care Facility shall be permitted within a building containing a "Community and Residential Care Access Centre" jointly comprised of residential and commercial uses;

- (i) Section 10C.(7) of Zoning By-law No. 6593 shall not apply to the subject lands;
- (j) Section 18A.(1)(d) of Zoning By-law No. 6593 shall not apply to the subject lands; and,
- (k) Section 18A. (14g) of Zoning By-law No. 6593 shall not apply to the existing parking area.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "DE-3" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1427.

5. Sheet No. E-59A of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1427.

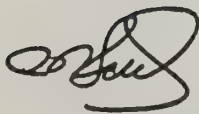
6. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 11th

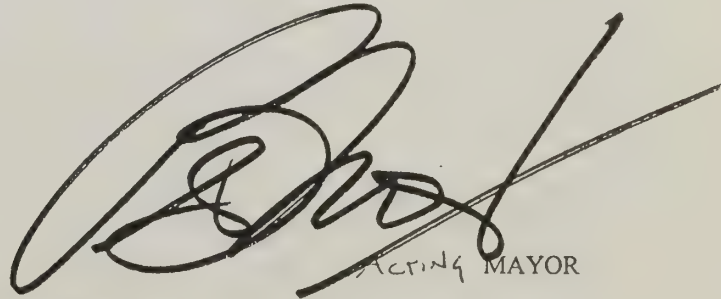
day of

August

A.D. 1999



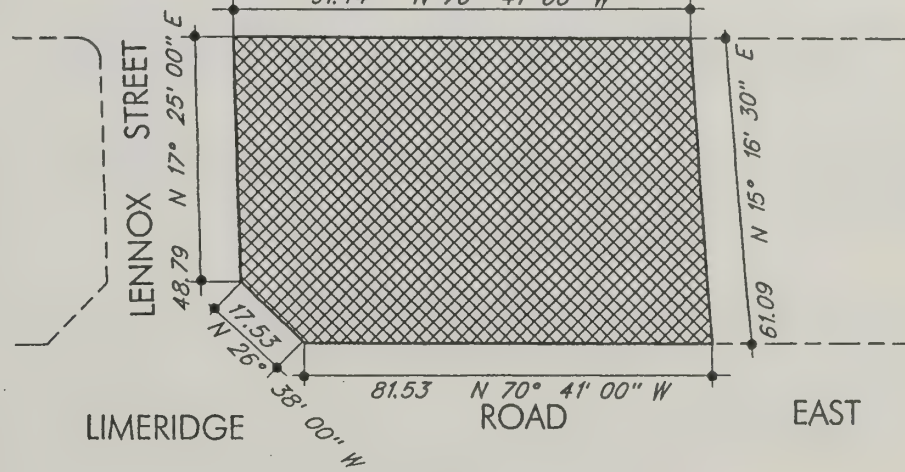
MUNICIPAL CLERK


Acting Mayor

(1999) -- R.P.D.C. 13, July 6
1221 Limeridge Inc. (c/o Joseph Kutlesa), Owner
ZAC-99-07

LOCHEED

DRIVE



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-114
Passed the 11th day of August, 1999.

[Signature]
Clerk

[Signature]
Acting Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-114
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

 "G" (Neighbourhood Shopping Centre, etc.) District to "DE-3" (Multiple Dwellings) District, modified

North



Scale
NOT TO SCALE
Date
July, 1999

Reference File No.
ZAC-99-07
Drawn By
B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99- 116

To Amend:

Zoning By-law No. 6593

Respecting:

**LAND LOCATED AT MUNICIPAL NO. 39-41 Devonport Street and formerly known
Municipally as 573 York Boulevard and 45 and 47 Devonport Street**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 passed on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 80-278 on the 28th day of October 1980, By-law No. 82-225 on the 12th day of October 1982, By-law 90-272 on the 25th day of September 1990 and By-law No. 96-112 on the 25th day June 1996 of which each established special requirements under Section 19B of Zoning By-law No. 6593 for the "L-mr-2" District, for a temporary use of the land for the purpose of vehicle parking in respect to 39-41 Devonport Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section of the 15th Report of the Planning and Development Committee at its meeting held on the 11th day of August 1999, recommended that Zoning By-law No. 6593, as amended by By-law Nos. 80-278, 82-225, 90-272 and 96-112, rezone Block "1" and Block "2" and to establish special requirements under Section 19B of Zoning By-law 6593 in respect to the above noted-captioned lands, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 163, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Section 4, 17 and 21 of the Planning Act , R.S.O 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enact as follows:

1. That Section 17B(6)(a)(iii) of Zoning By-law No. 6593 shall not apply to the subject lands.
2. Sheet No. W-11 of the District Maps, appended to and forming part of By-law No. 6593, is amended,
 - (a) by changing from "L-mr-2" (Planned Development – Multiple Residential) District, modified to "G-3" (Public Parking Lots) District, modified the lands comprised in Block "1", and,
 - (b) by changing from "L-mr-2" (Planned Development – Multiple Residential) District to "G-3" (Public Parking Lots) District, the lands comprised in Block "2",

3. The "G-3" (Public Parking Lots) District regulations, as contained in Section 13C of Zoning By-law No. 6593, applicable to the lands comprised in Block "1", are amended to the extent only of the special requirements that:

- (a) Section 13C.(4)(ii) of Zoning By-law No. 6593 shall not apply to the southerly lot line;
- (b) notwithstanding Section 18A.(1)(f) and TABLE 6, a manoeuvring space aisle width of not less than 5.0 m shall be provided and maintained; and,
- (c) notwithstanding Section 18A. (7), a parking space width of not less than 2.6 m shall be provided and maintained;

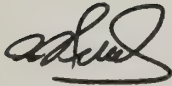
4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "G-3" District provisions, subject to the special requirements referred to in section 3 of this by-law.

5. By-law No. 6593 is amended by adding this by-law to Section 19B as Schedule S-717d.

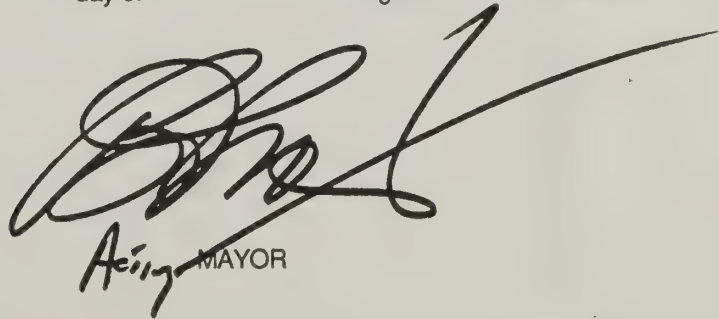
6. Sheet No. W-11 of the District Maps is amended by marking the lands referred to in Section 2(a) of this by-law, S-717d.

7. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 11th day of August A.D. 1999



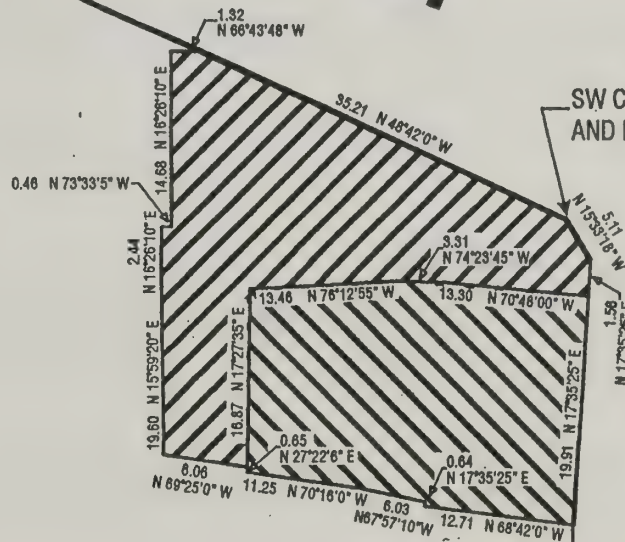
MUNICIPAL CLERK


Mayor

(1999) 15th R.P.D.C. 7, August 11
Hamilton-Burlington & District Real Estate Board, Owner
ZAC-99-23



YORK BLVD.



SW CORNER OF YORK BLVD.
AND DEVONPORT ST.

DEVONPORT ST.

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-116.
Passed the 11th day of August, 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 99-116.
to Amend By-Law No. 6593

Community Planning and Development Division

Legend



Change in zoning from:
BLK 1 "L-mr-2" (Planned Development - Multiple Residential) District Modified, to "G-3" (Public Parking Lots) District, Modified
BLK 2 "L-mr-2" (Planned Development - Multiple Residential) District to "G-3" (Public Parking Lots) District

North



Scale
Not to Scale
Date
July 1999

Reference File No.
ZAC-99-23
Drawn By
M.M.

The Corporation of the City of Hamilton

BY-LAW NO. 99-117

To Amend

Zoning By-law No. 97-015

Respecting:

TEXT AMENDMENT TO TEMPORARILY ELIMINATE PARKING AND LOADING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT IN THE DOWNTOWN

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 97-015 on the 28th day of January 1997;

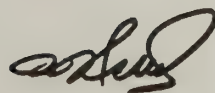
AND WHEREAS By-law No. 97-015 temporarily eliminated the parking and loading requirements for residential development for the lands in the downtown, more specifically lands bounded by Cannon Street, Queen Street, Hunter Street, Walnut Street, Jackson Street, Ferguson Avenue, Main Street, Wellington Street, Rebecca Street and Mary Street, for a three year time period which expires on September 1, 1999.

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

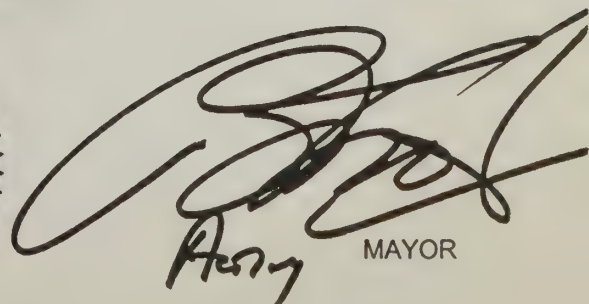
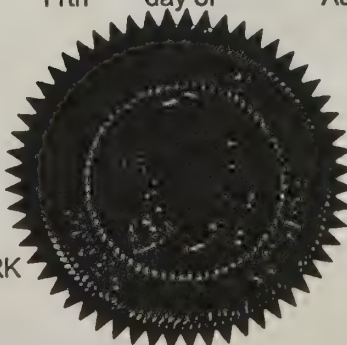
NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 2. of By-law No. 97-015, is hereby amended by deleting the words November 1, 1996 and September 1, 1999 at the end of the clause and substituting therefor the dates September 1, 1999 and September 1, 2002 respectively.
2. In all other respects, By-law No. 97-015, as amended, is hereby confirmed, unchanged.
3. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 11th day of August 1999



MUNICIPAL CLERK



MAYOR

The Corporation of the City of Hamilton

BY-LAW NO. 99 -138

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED AT THE NORTH-WEST CORNER OF
RYMAL ROAD EAST AND UPPER WELLINGTON STREET, AND
FRONTING ONTO THE FUTURE EXTENSION OF MARILYN COURT**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9D of the District Maps appended to and forming part of By-law No. 6593, is amended,

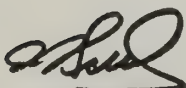
(a) by changing from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Dwelling) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 28th day of September

A.D. 1999

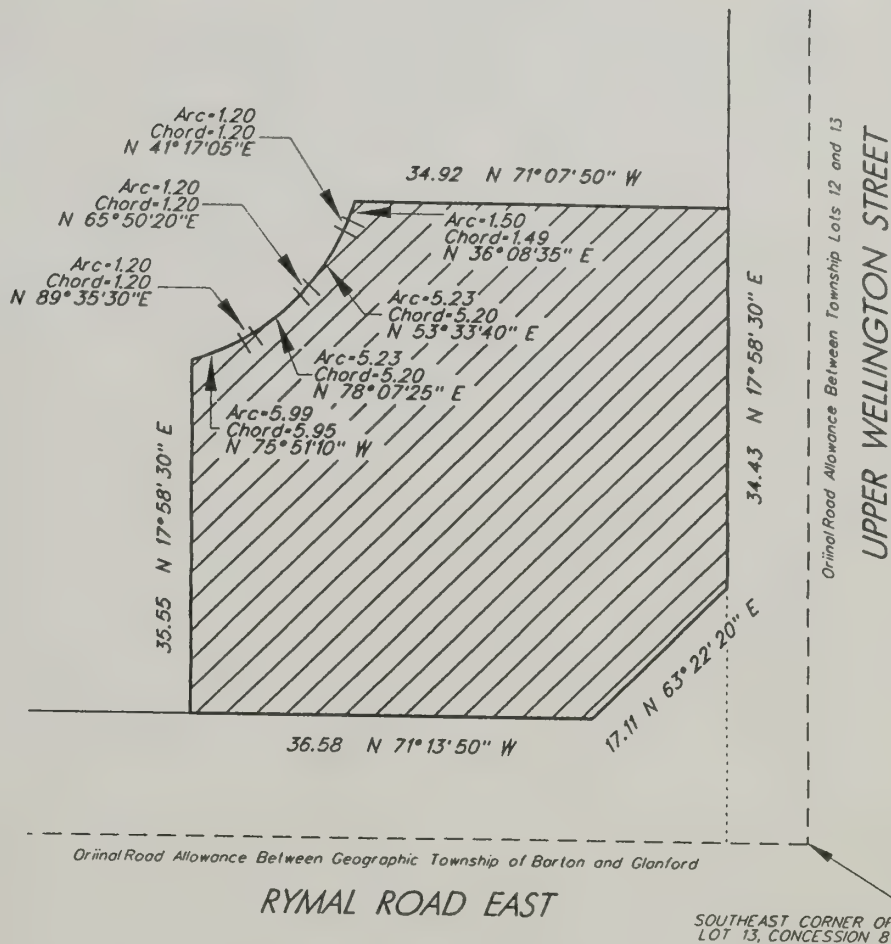


MUNICIPAL CLERK

(1999) 15 R.P.D.C. 4, August 11
Paul Silvestri, Owner
ZAR-99-21



MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-138
Passed the 28th day of September, 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-138

to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:



"AA" (Agricultural) District to
"R-4" (Small Lot Single Family Dwelling) District



Scale
NOT TO SCALE
Date
August, 1999

Reference File No.
ZA-99-21
Drawn By
B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99-139

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED NORTH OF
RYMAL ROAD EAST FRONTING ON EAGLEWOOD DRIVE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish a special requirement under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-38D of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, the land comprised in Block "1" and Block "2",

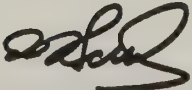
the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

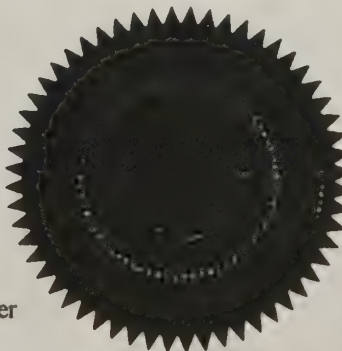
2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions.

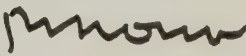
3. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 28th day of September

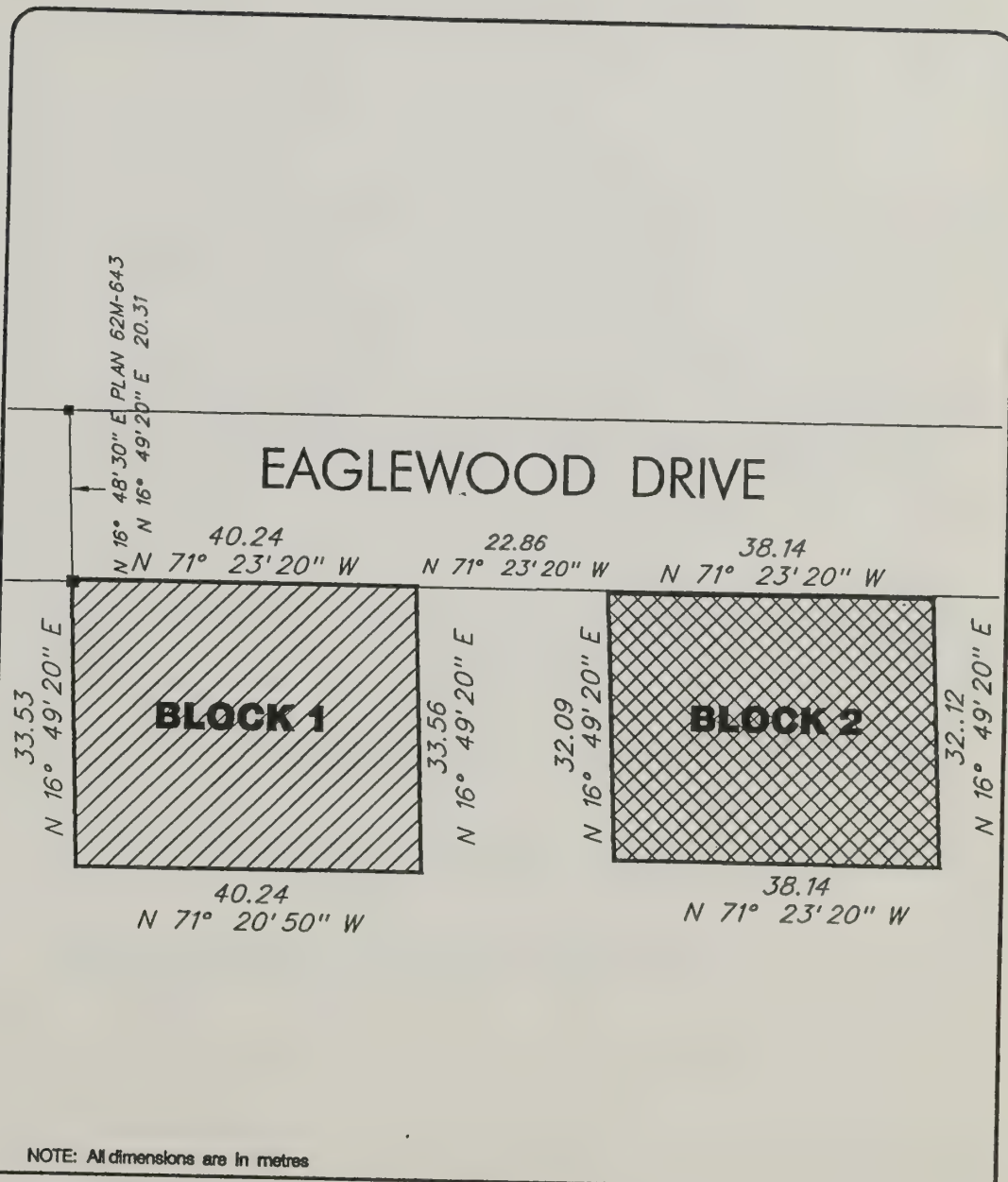
A.D. 1999


MUNICIPAL CLERK




MAYOR

(1999) 15 R.P.D.C.3, August 11
Robert Shelly Construction, Owner
ZAC-99-17



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-139
 Passed the 28th day of September, 1999.

[Signature]
 Clerk

[Signature]
 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 99-139
 to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

BLOCK 1
 "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District

BLOCK 2
 "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District

North 	Scale NOT TO SCALE	Reference File No. ZAC-09-17
	Date September, 1999	Drawn By B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99-149

To Amend:

Zoning By-law No. 6593

As Amended By Zoning By-law No. 98-258

Respecting:

LANDS LOCATED AT MUNICIPAL NO - 27 DUNDURN STREET NORTH

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 98-258 on the 13th day of October 1998 to rezone the subject lands from "D" (Urban Protected Residential One and Two Family Dwellings, etc.) District to "D" - 'H' (Urban Protected Residential - One and Two Family Dwellings - Holding) District modified, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", which By-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS Section 2 of By-law No. 98-258 provides that upon the applicant submitting a signed Record of Site Condition (RSC) to the satisfaction of the Region, including an acknowledgement of receipt of the RSC by the Ministry of Environment and Energy and applying for and receiving approval of a Site Plan Control Application from the City of Hamilton for the subject lands, the 'H' symbol shall be removed by amendment to By-law No. 98-258;

AND WHEREAS the Record of Site Condition (RSC) has been submitted to the satisfaction of the Region, including an acknowledgement of receipt of the RSC by the Ministry of Environment and the Site Plan Control Application has been completed;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982;

AND WHEREAS City Council in adopting Item 6 of the 18th report of the Planning and Development Committee at its meeting held on the 12th day of October, 1999 directed that By-law No. 98-258 be amended to remove the 'H' (holding) symbol in respect of the subject lands;

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The 'H' (Holding) symbol affixed by By-law No. 98-258, passed on the 13th day of October 1998, to the "D" - 'H' (Urban Protected Residential - One and Two Family Dwellings, etc. - Holding) District, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A" to By-law No. 98-258 and forming part thereof is hereby removed, and the development of the lands may proceed in accordance with the "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District provisions of Zoning By-law No. 6593, subject to the special requirements referred to in section 3 of By-law No. 98-258.
2. Sheet No. W-22 of the District Maps, appended to and forming part of Zoning By-law No. 6593, as amended by section 1. of By-law No. 98-258, is further amended by changing from "D" - 'H' (Urban Protected Residential - One and Two Family Dwellings, etc. - Holding) District modified to "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District modified, the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this By-law.
3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "D" district provisions, subject to the special requirements referred to in section 3 of By-law No. 98-258.
4. By-law No. 6593, as amended by By-law No. 98-258, is further amended by adding this by-law to section 19B as Schedule S-1412a.

5. Sheet W-22 of the District Maps, as amended by By-law No. 98-258, is amended by marking the lands referred to in section 1. of this by-law, S-1412a.

6. In all other aspects, By-law No. 98-258 is hereby confirmed, unchanged.

PASSED this 12th day of October A.D. 1999.



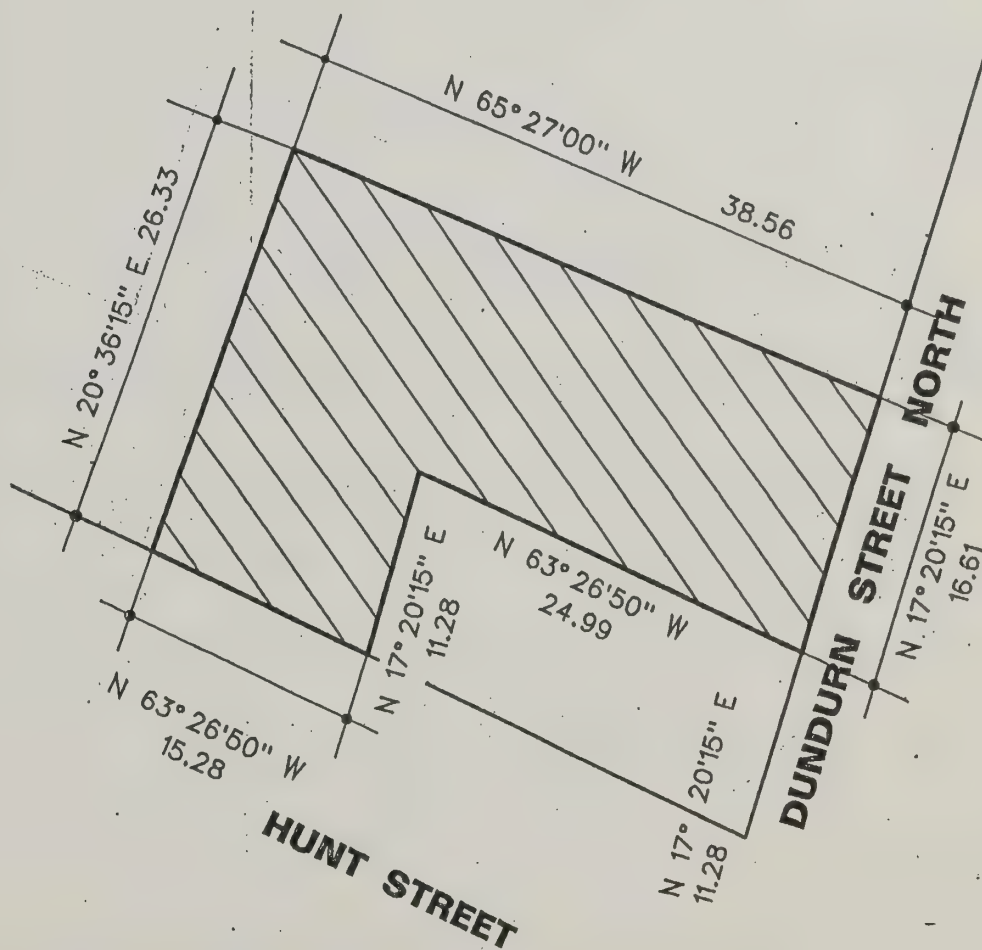
MUNICIPAL CLERK



MAYOR

(1999) 18th R.P.D.C. Item 6, October 12
Hugh MacLeod, owner
ZAR-99-18





NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-149..
 Passed the 12th day of October, 1999.

[Signature]
 Clerk

[Signature]
 Mayor

City of Hamilton

Schedule A

Map Forming Part of
 By-Law No. 99-149..
 to Amend By-Law No. 8593

Community Planning and Development Division

Legend

Modification in zoning:



From: "D" - "H" (Urban Protected Residential
 -One and Two Family Dwellings, etc.
 -Holding) District-Modified

To: "D" (Urban Protected Residential
 -One and Two Family Dwellings, etc.)
 District -Modified



Scale
 Not to Scale

Date
 July 1999

Reference File No.
 ZAR-99-18

Drawn By
 M.M.

The Corporation of the City of Hamilton

BY-LAW NO. 99- 150

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED AT THE REAR OF
1476 UPPER GAGE AVENUE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-38D of the District Maps, appended to and forming part of By-law No. 6593, is amended,

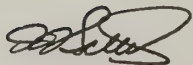
(a) by changing from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Detached) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

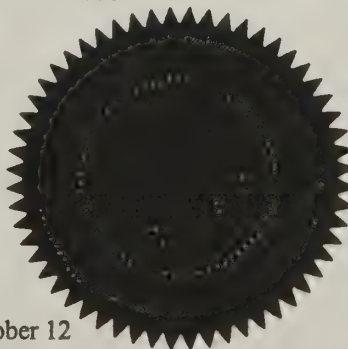
2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "R-4" District provisions.

3. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 12th day of October A.D. 1999

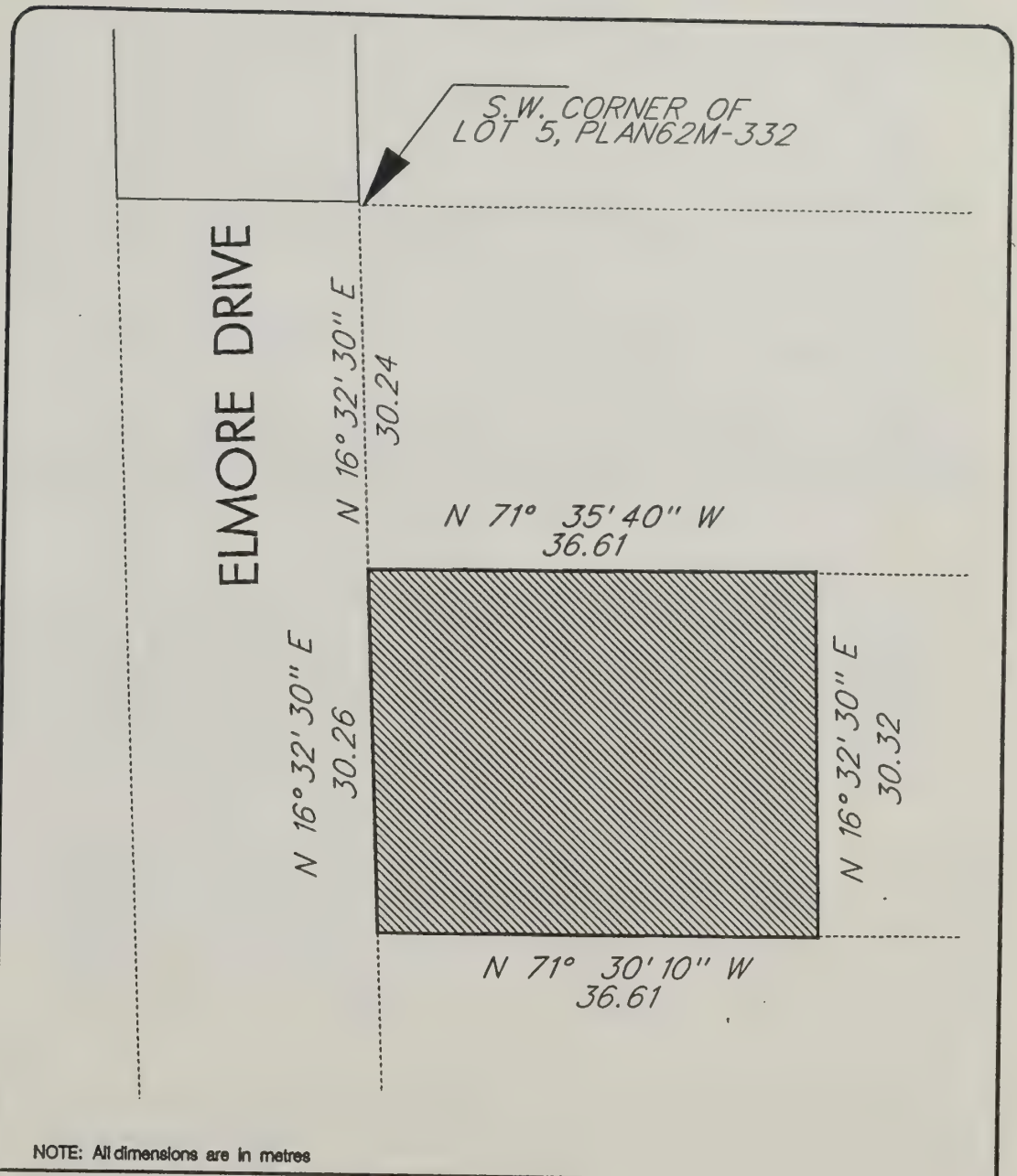


MUNICIPAL CLERK



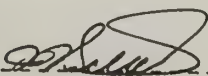
MAYOR

(1999) 18th R.P.D.C. Item 3, October 12
Sabatino Manganiello, Owner
ZAR-99-33



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-150
Passed the 12th day of October, 1999.


Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-150

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:

 "AA" (Agricultural) District to
"R-4" (Small Lot Single Family
Detached) District

	Scale	Reference File No.
	NOT TO SCALE	ZAR-99-33
	Date	Drawn By
	September, 1999	B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99- 153

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 96-152

Respecting:

LANDS LOCATED WEST OF RICE AVENUE AND SOUTH OF CHEDMAC DRIVE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS The Council of The Corporation of the City of Hamilton passed By-law No. 96-152 on the 24th day of September 1996, to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "RT-20", "DE-3" and "AA" Districts, in respect of the lands bounded by Rice Avenue, Mohawk Road West, Magnolia Drive and Scenic Drive, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS Section 6. of By-law No. 96-152 provides that upon the availability of servicing for the subject lands to the satisfaction of the Manager of Development, Development Division, Regional Environment Department, and upon completion of noise mitigation measures, to the satisfaction of the Ministry of Environment and Energy, to address noise generated from the hospital laundry facility, the 'H' symbol shall be removed by amendment to By-law No. 96-152 and the development of the lands comprised in Block 4 may proceed in accordance with the "DE-3" District provisions;

AND WHEREAS servicing is available for the subject lands to the satisfaction of the Manager of Development and the noise mitigation measures have been completed to address the noise generated from the hospital laundry facility to the satisfaction of the Ministry of Environment and Energy;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 164 proposed by The Corporation of the City of Hamilton as By-law No. 99-148, but not yet approved in accordance with the provisions of the Planning Act.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "H" (Holding) symbol affixed by By-law No. 96-152, passed on the 24th day of September 1996, to the "DE-3" – 'H'(Multiple Dwellings – Holding) District, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A" to By-law No. 96-152 and forming part thereof is hereby removed, and the development of the lands may proceed in accordance with the "DE-3" (Multiple Dwellings) District provisions of Zoning By-law No. 6593, subject to the special requirements referred to in Section 3. of By-law No. 96-152.

2. Sheets No. W-36 and W-37 of the District Maps, appended to and forming part of By-law No. 6593, as amended by Section 1.(d) of By-law No. 96-152, are further amended by changing from "DE-3" –'H' (Multiple Dwellings – Holding) District modified to "DE-3" (Multiple Dwellings) District modified, the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

3. Section 3. of Zoning By-law No. 96-152 is hereby repealed in its entirety and replaced with the following:

"3. The "DE-3" (Multiple Dwelling) District provisions, as contained in Section 10C. of Zoning By-law No. 6593, applicable to the lands comprised in Block 4, are amended to the extent only of the special requirements that,

(a) notwithstanding Section 10C. (1) and (2) of Zoning By-law No. 6593, only the following use shall be permitted:

a nursing home having a maximum capacity of 160 patient beds, in a building of not greater than 2 storeys in height; and,

(b) in addition to the permitted use specified in Section 3.(a) of this by-law, an amenity centre of not less than 500 square metres, accessory to the nursing home, shall be required; and,

(c) for the purposes of this by-law, "Amenity Centre" shall only include one or more of the following uses:

1. Administrative offices;
2. Chapel;
3. Library;
4. Activity and Exercise rooms;
5. Lounges;
6. Dining Room;
7. Variety Store;
8. Hairdresser;
9. Barber shop; and

(d) only one ground sign shall be permitted for the nursing home subject to the following requirements:

1. No sign shall exceed 1.8 metres in height; and,
2. The total aggregate area of the ground sign shall not exceed 5.8 square metres; and,
3. The ground sign shall be located not less than 2.0 metres from any lot line; and,
4. No sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illumination."

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "DE-3" District provisions, subject to the special requirements referred to in section 3. of By-law No. 96-152, as amended by section 3. of this by-law.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1363a.

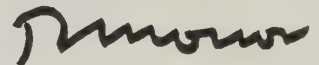
6. Sheets No. W-36 and W-37 of the District Maps are amended by marking the lands referred to in section 2 of this by-law, S-1363a.

7. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 26th day of October A.D. 1999

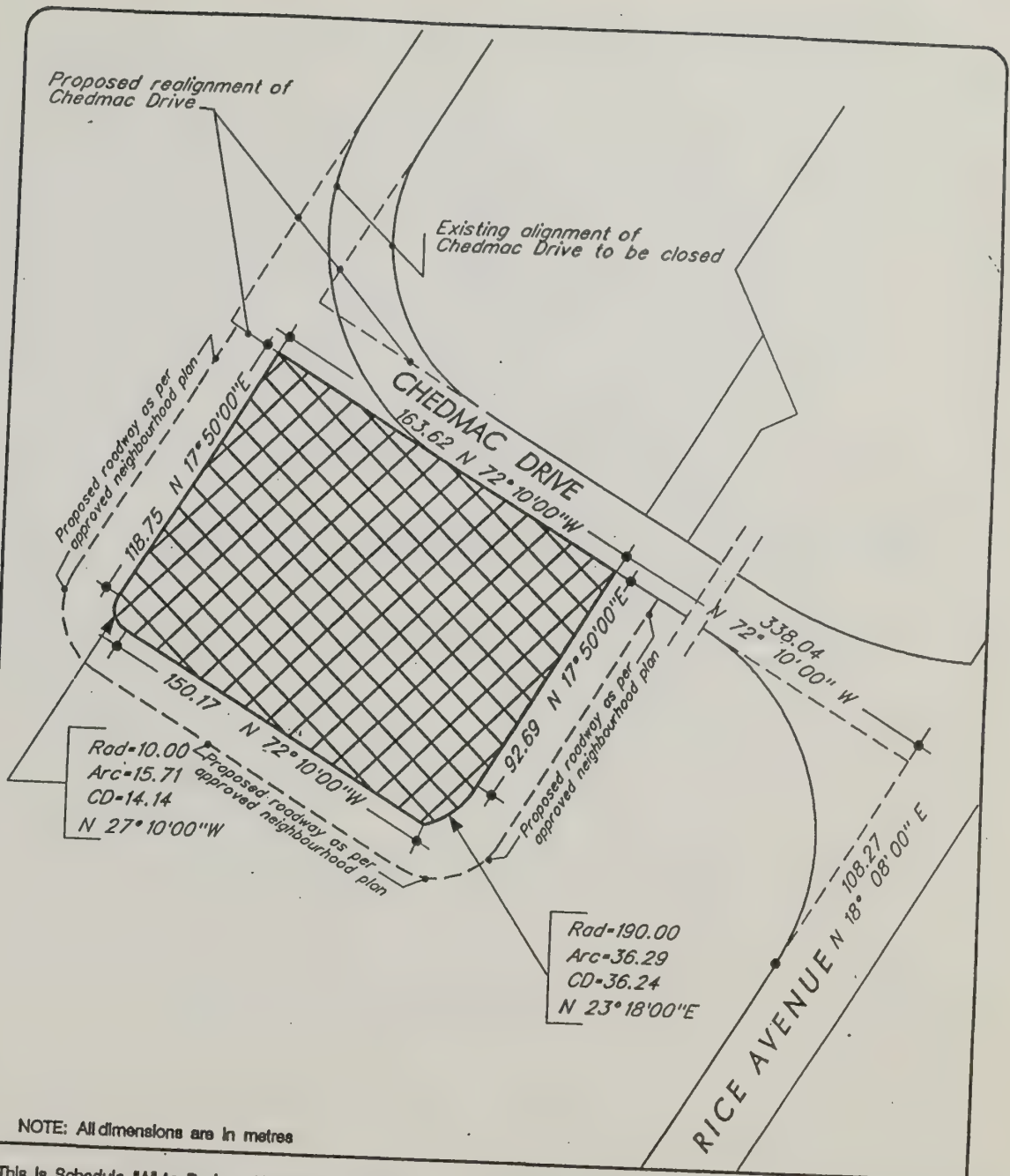


ACTING MUNICIPAL CLERK



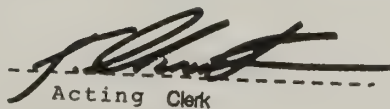
MAYOR

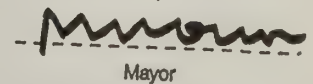
(1999) 15 R.P.D.C. 6, August 11
Extendacare Inc., Prospective Owner
ZAC-99-19



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-153.....
Passed the 26th day of October, 1999.


Acting Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-153

to Amend By-Law No. 6593

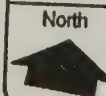
Community Planning and Development Division

Legend

Change in Zoning:



From "DE-3"-H' (Multiple Dwellings - Holding) District, modified to "DE-3" (Multiple Dwellings) District, modified



Scale
NOT TO SCALE
Date
Sept. 1999

Reference File No.
ZA-99-19
Drawn By
W. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99 - 154

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED AT THE REAR OF
163 STONE CHURCH ROAD EAST**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

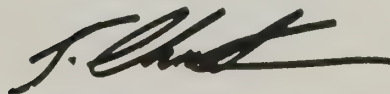
1. Sheet No. E-9C of the District Maps appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District,

the land, the extent and boundaries of which is shown on a plan hereto annexed as Schedule "A".

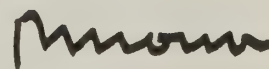
2. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 26th day of October A.D. 1999 ,



ACTING MUNICIPAL CLERK

(1999) 18 R.P.D.C. 1, October 12
Sam Consentino, Owner
ZAC-99-31



MAYOR

PINERIDGE DRIVE

PINEWAY AVENUE

STONE CHURCH ROAD ROAD EAST

105.16
N 17° 18' 30" E

105.16
N 17° 17' 00" E

36.90
N 70° 53' 30" W

36.95
N 70° 53' 30" W

68.43

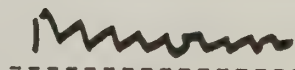
N 70° 53' 30" W

45.72
N 17° 17' 00" E

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-154
Passed the 26th day of October, 1999.


Acting Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-154

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:

 "AA" (Agricultural) District to
"C" (Urban Protected Residential, etc.) District

North



Scale
NOT TO SCALE
Date
October, 1999

Reference File No.
ZAC-99-31
Drawn By
B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99-156

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 1423 and
1431 UPPER WELLINGTON STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

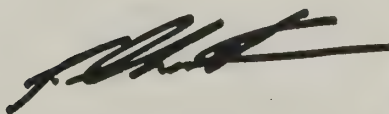
1. Sheet No. E-18C of the District Maps appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 26th day of October A.D.1999.

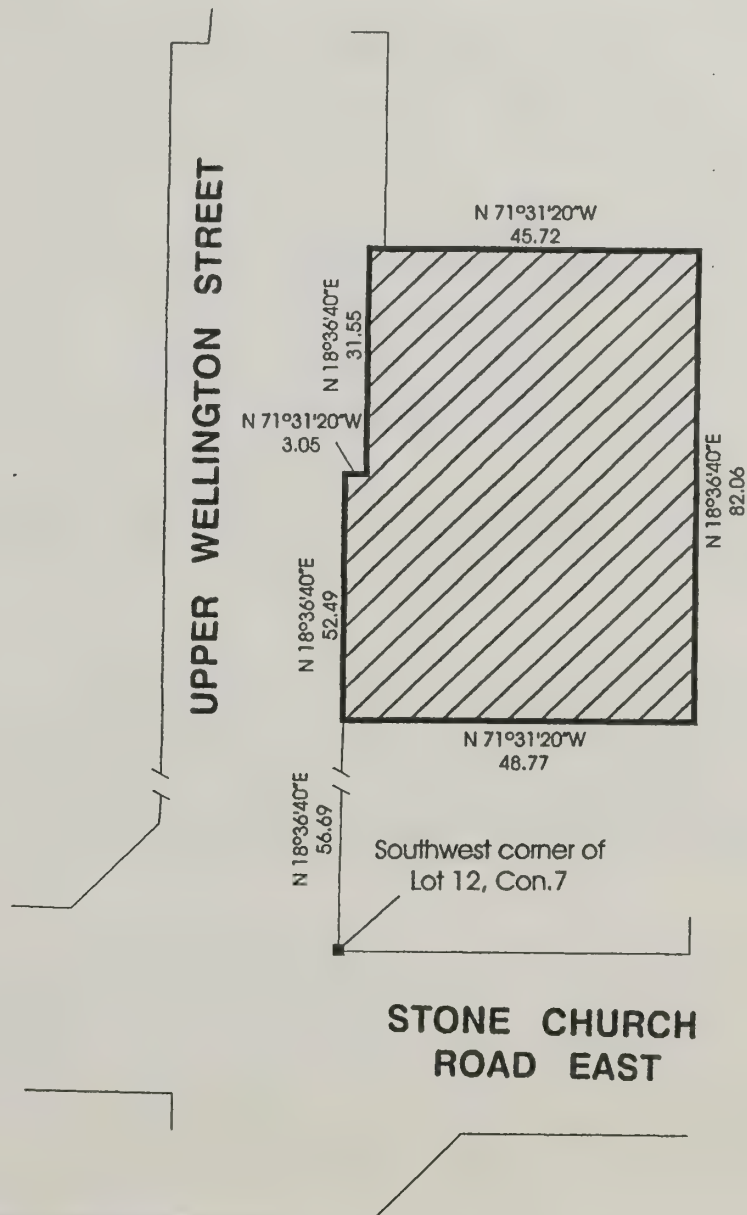


ACTING MUNICIPAL CLERK



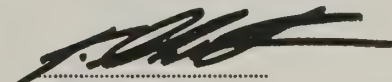
MAYOR

(1999)17 R.P.D.C. 4, 28 September
Harry & Helen Bazuin and Gordon & Ester Pauls, Owners
ZAR-99-27



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-156.
Passed the 26th day of October, 1999.


.....
Acting Clerk


.....
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 99-156..

Planning and Development Department

Legend

Change in zoning:



"AA" (Agricultural) District to:
"C" (Urban Protected Residential, etc.) District

North



Scale
Not to Scale
Date
October 1999

Reference File No.
ZAR-99-27
Drawn By
D.L.

The Corporation of the City of Hamilton

BY-LAW NO. 99- 163

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-laws No. 79-255 and 94-179

Respecting:

**LANDS LOCATED AT
MUNICIPAL NO. 1200 UPPER JAMES STREET**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 79-255 on the 28th day of August 1979 to change the zoning and to establish a special requirement under Section 19B of Zoning By-law No. 6593, for the "G-3" District, in respect of the land located at the rear of Municipal Nos. 1188 and 1208 Upper James Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 30th day of October 1979, (File No. R 793837);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 94-179 on the 25th day of October 1994 to change the zoning and to establish a special requirement under Section 19B of Zoning By-law No. 6593, for the "G-3" District, in respect of the land located at the rear of Municipal No. 1200 Upper James Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", and further that the special requirements established by By-law No. 79-255 under Section 19B of Zoning By-law No. 6593 be repealed by deleting Sections 2, 3, 4 and 5 and renumbering Sections 6 and 7 of By-law No. 79-255 as Sections 2 and 3, respectively;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1 of the 17th Report of the Planning and Development Committee at its meeting held on the 28th day of September 1999, recommended that Zoning By-law No. 6593 be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "G-3" (Public Parking Lots) District provisions, as contained in Section 13C. of Zoning By-law No. 6593, applicable to the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the following special requirement that,

(a) notwithstanding Section 13C.(1) of Zoning By-law No. 6593, the following uses shall be permitted accessory to the existing automobile dealership:

- (i) an auto repair garage consisting of two (2) bays excluding paint and auto body and fender repair; and,
- (ii) a mechanical car wash.

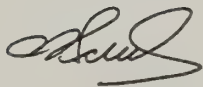
2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "G-3" District provisions, subject to the special requirement referred to in section 1 of this by-law.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1433.

4. Sheet No. W-9B of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1433.

5. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

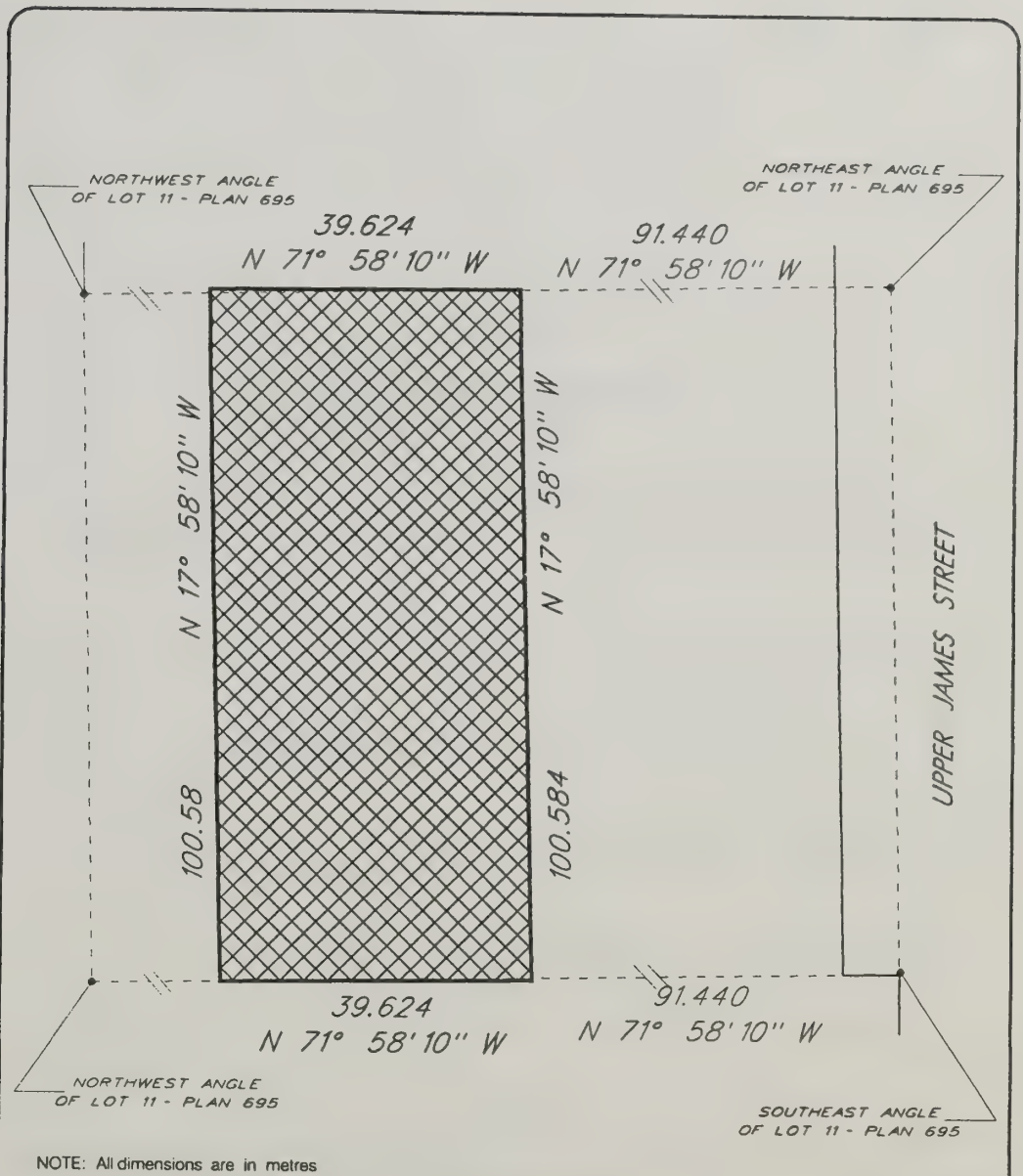
PASSED this 9th day of November A.D. 1999



MUNICIPAL CLERK



MAYOR



This is Schedule "A" to By-Law No. 99-163
Passed the 9th day of November, 1999.


Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-163

to Amend By-Law No. 6593

Community Planning and Development Division

Legend



Further modification to the "G-3" (Public
Parking Lots) District, modified

North



Scale
NOT TO SCALE

Date
November, 1999

Reference File No.
ZAR-99-24

Drawn By
B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99- 166

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED AT THE REAR OF
1515 and 1519 UPPER SHERMAN AVENUE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-38D of the District Maps, appended to and forming part of By-law No. 6593, is amended,

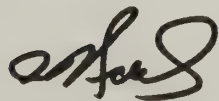
- (a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

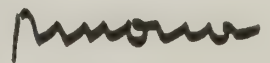
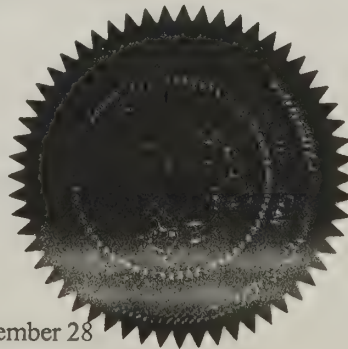
2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions.

3. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

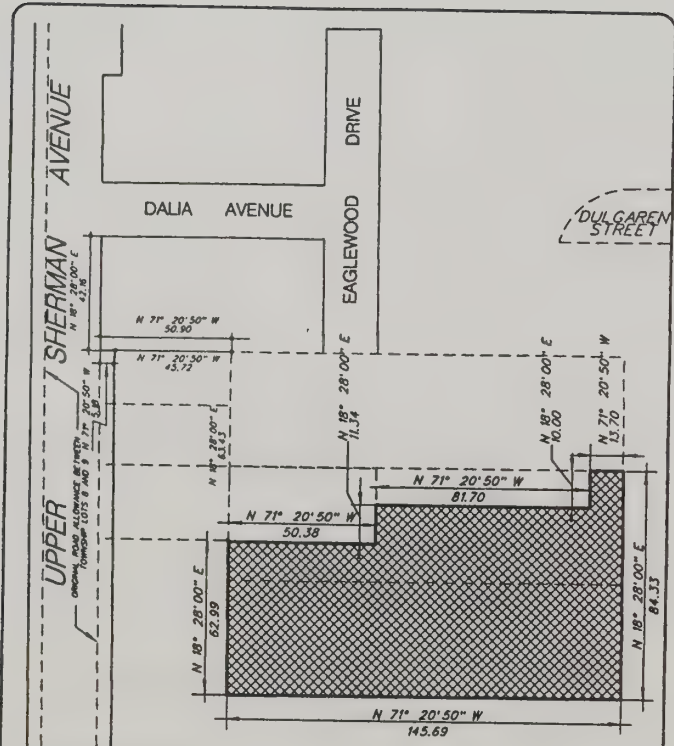
PASSED this 30th day of November A.D. 1999



MUNICIPAL CLERK



MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-166
Passed the 30th day of November, 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-166
to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:



"AA" (Agricultural) District to
"C" (Urban Protected Residential, etc.) District

North



Scale
NOT TO SCALE

Date
November, 1999

Reference File No.
ZAC-99-29

Drawn By
B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99-169

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED EAST, (LAKE SIDE) OF BEACH BOULEVARD,
IN THE BEACH NEIGHBOURHOOD**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "C" (Urban Protected Residential, etc.) District, the "G" (Neighbourhood Shopping Centre, etc.) District, and the "H" (Community Shopping and Commercial, etc.) District provisions, as contained in Section 9, 13 and 14, respectively, of Zoning By-law No. 6593, applicable to the lands east (lake side) of Beach Boulevard, the extent and boundaries of which are shown on plans hereto annexed as Schedules "A", "A-1" and "A-2", are amended to the extent only of the special requirement that,

- (a) all buildings and structures, including accessory buildings, shall provide a side yard along each side lot line, of a width of at least 1.7 metres; and,
- (b) notwithstanding clause (a), a side yard maybe reduced to a width of at least 1.5 metres, only where a common swale between the adjoining properties has been approved under a Lot Grading Agreement or approved under a Site Plan Control Agreement; and,
- (c) notwithstanding clauses (a) and (b), Sections 18(3)(v), (viccc), and (vi)(e) shall not apply to side yards.

2. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands comprised in Blocks "1" and "2", the extent and boundaries of each Block are shown on a plan hereto annexed as Schedule "A-3", are amended to the extent only of the special requirement that,

- (a) No building or structure, except fences shall be located within 4.5 metres of the rear lot line:
 - (i) every fence, excluding the supporting posts must be at least .075m from the ground to the bottom of the fence, so as not to obstruct the natural flow of water.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C", "G" and "H" District provisions, subject to the special requirements referred to in sections 1 and 2 of this by-law.

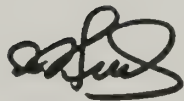
4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1435.

5. Sheets No. E-80b, E-80c, E-80d, E-80e, E-80f and E-80g of the District Maps are amended by marking the lands referred to in sections 1 and 2 of this by-law, S-1435.

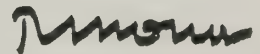
6. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 30th day of November

A.D. 1999

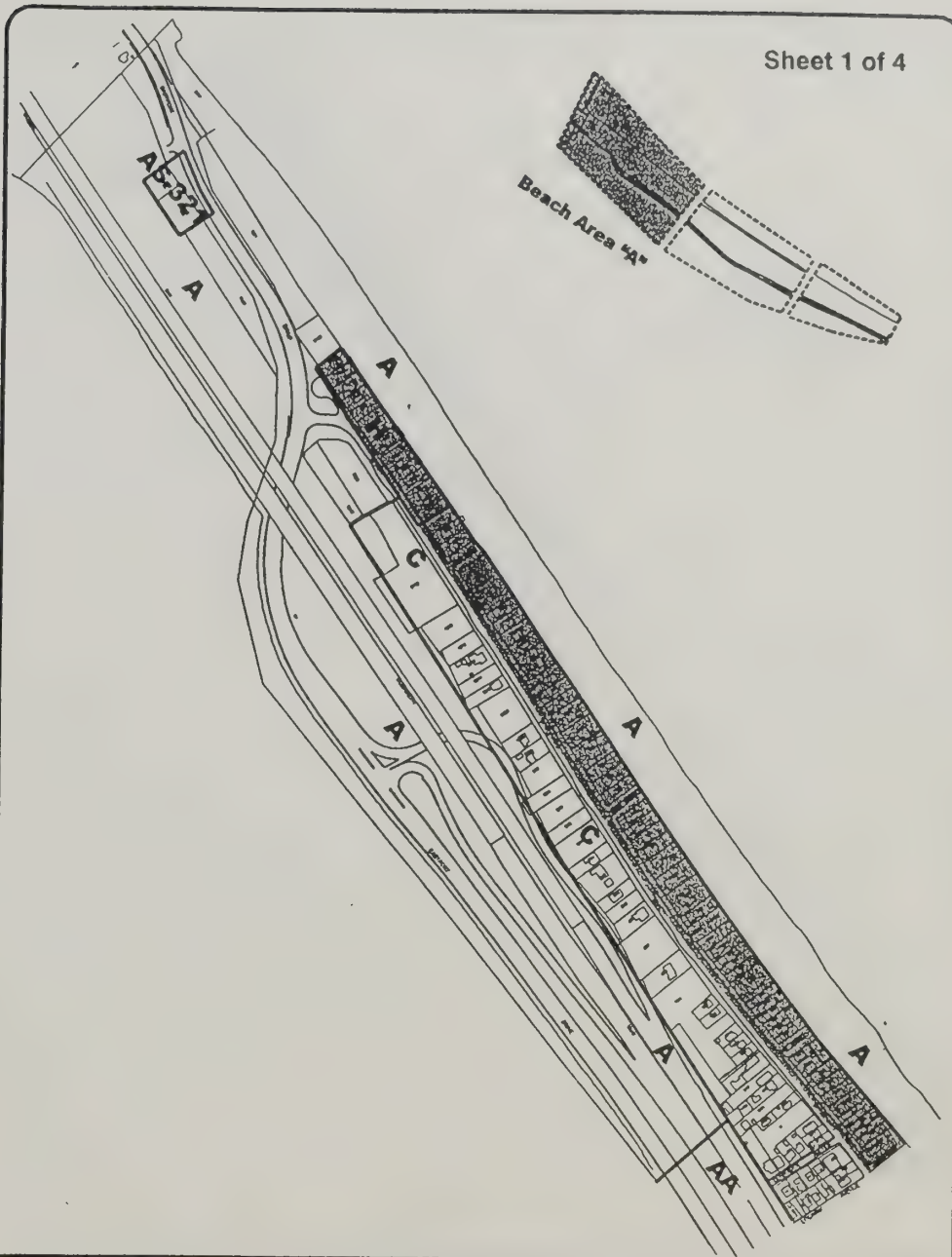


MUNICIPAL CLERK

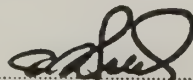


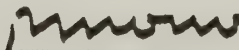
MAYOR

(1999) 23RD R.P.D.C.(12A) —, November 30
City Initiative 98-D



This is Schedule "A" to By-Law No. 99-169.....
Passed the30th..... day ofNovember....., 1999.


Clerk


Mayor

City of Hamilton

Schedule "A"

(4 Sheets)

Map Forming Part of
By-Law Number 99-169

Community Planning and Development Division

Legend

 Modification to the "C"(Urban Protected Residential etc.) District and "H" (Community Shopping and Commercial etc.) District regulations

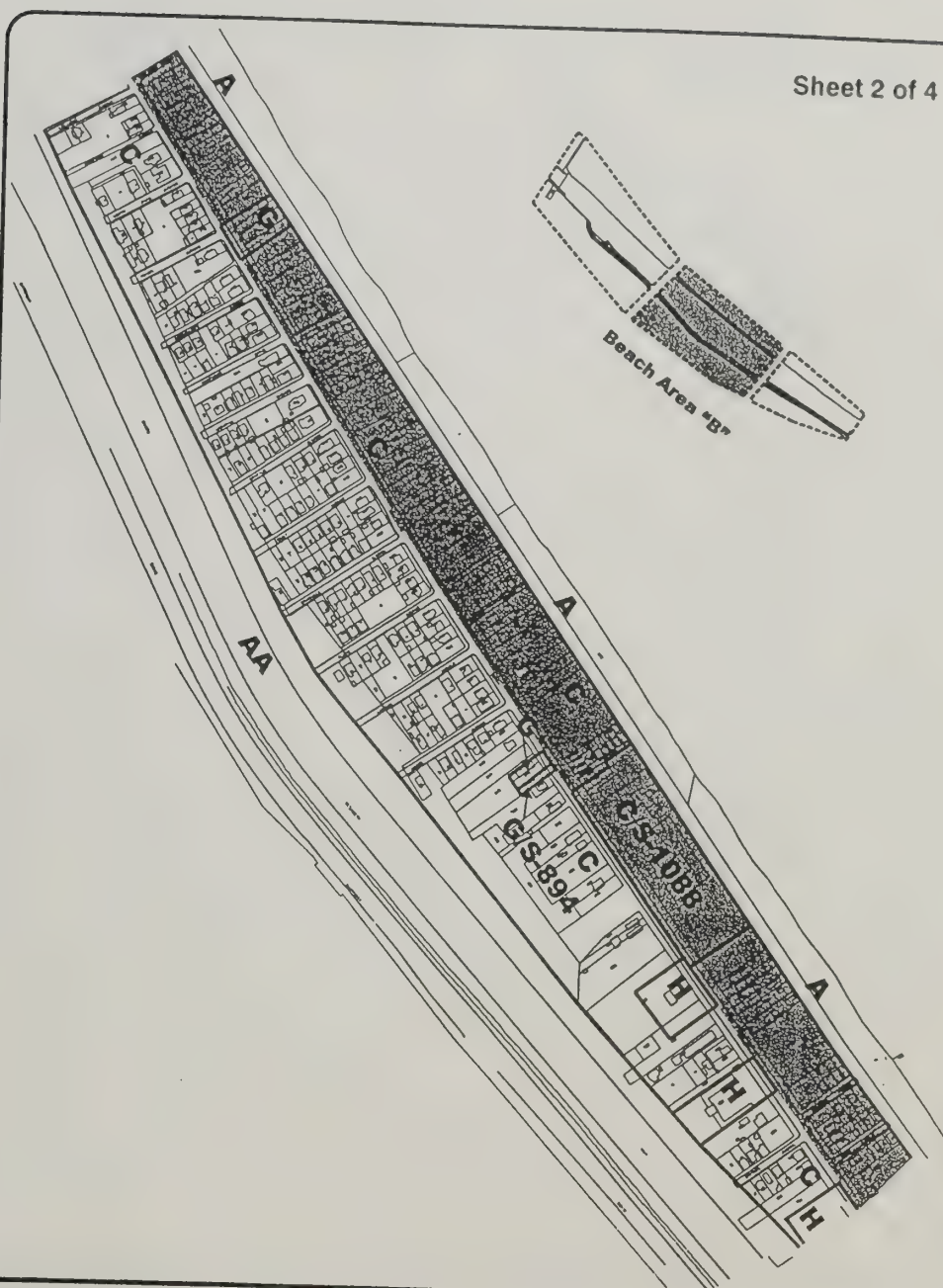


Scale
Not to Scale

Date
November 1999

Reference File No.
CI-98-D

Drawn By
J.Sims



This is Schedule "A-1" to By-Law No. 99-169..
Passed the30th..... day ofNovember....., 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A-1"

(4 Sheets)
Map Forming Part of
By-Law Number 99-169

Community Planning and Development Division

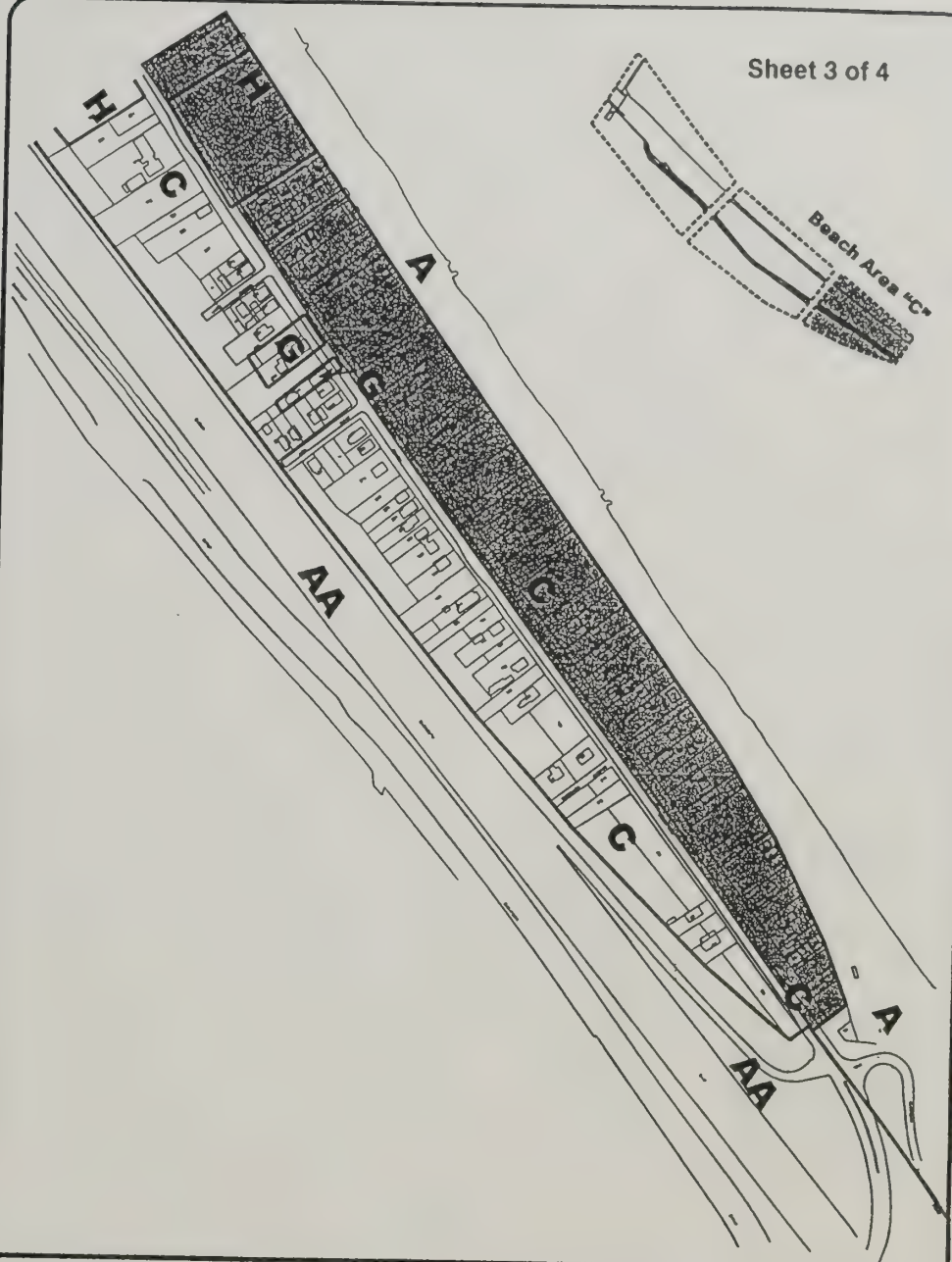
Legend

 Modification to the "C" (Urban Protected Residential etc.) District, and "G" (Neighbourhood Shopping Centre) District.



Scale
Not to Scale
Date
November 1999

Reference File No.
CI-98-D
Drawn By
J.Sims



This is Schedule "A-2" to By-Law No. 99-169..
Passed the30th..... day ofNovember....., 1999.

Clerk

Mayor

City of Hamilton

Schedule "A-2"

(4 Sheets)

Map Forming Part of
By-Law Number 99-169

Community Planning and Development Division

Legend

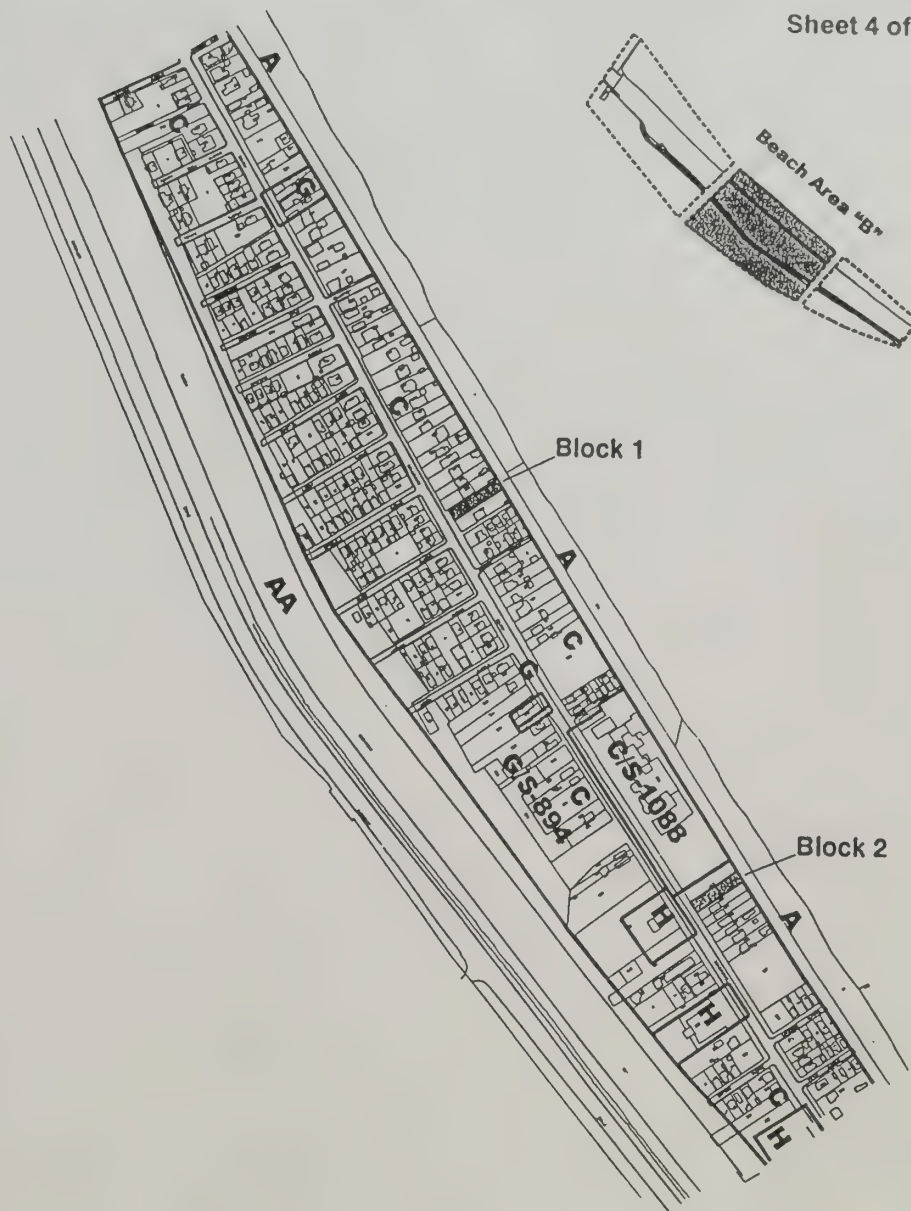
Modification to the "C" (Urban
Protected Residential etc.)
District, and "H" (Community
Shopping and Commercial, etc) District
regulations.



North

Scale
Not to Scale
Date
November 1999

Reference File No.
CI-88-D
Drawn By
J.Bims



This is Schedule "A-3" to By-Law No. 99-169....
Passed the30th..... day ofNovember....., 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A-3"

(4 Sheets)

Map Forming Part of
By-Law Number 99-169

Community Planning and Development Division

Legend

BLOCKS: 1,2

 No buildings or Structures except
fences, allowed within the last 4.5m
(15 ft) of the rear yard



Scale
Not to Scale
Date
November 1999

Reference File No.
CI-88-D
Drawn By
J.Sims

The Corporation of the City of Hamilton

BY-LAW NO. 99- 170

To Amend:

Zoning By-law No. 6593 and
To Repeal Zoning By-law No. 98-281

Respecting:

**LANDS LOCATED WEST (BAY SIDE) OF BEACH BOULEVARD,
IN THE BEACH NEIGHBOURHOOD**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 98-281 on the 10th day of November 1998 to establish special requirements under Section 19B of Zoning By-law No. 6593 for the "C" District, in respect of lands located on the west side (bay side) of Beach Boulevard, in the Beach Neighbourhood, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section -- of the 19th Report of the Planning and Development Committee at its meeting held on the 9th day of November 1999, recommended that Zoning By-law No. 6593 be amended as hereinafter provided and that Zoning By-law No. 98-281 be repealed in its entirety;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "C" (Urban Protected Residential, etc.) District, the "G" (Neighbourhood Shopping Centre, etc.) District, and the "H" (Community Shopping and Commercial, etc.) District provisions, as contained in Section 9, 13 and 14, respectively, of Zoning By-law No. 6593, applicable to the lands west (bay side) of Beach Boulevard, the extent and boundaries of which are shown on plans hereto annexed as Schedules "A", "A-1" and "A-2", are amended to the extent only of the special requirement that,

- (a) all buildings and structures, including accessory buildings, shall provide a side yard along each side lot line, of a width of at least 1.7 metres; and,

- (b) notwithstanding clause (a), a side yard maybe reduced to a width of at least 1.5 metres, only where a common swale between the adjoining properties has been approved under a Lot Grading Agreement or approved under a Site Plan Control Agreement; and,
- (c) notwithstanding clauses (a) and (b), Sections 18(3)(v), (viccc), and (vi)(e) shall not apply to side yards; and,
- (d) the minimum ground floor elevation of any building or any building addition shall be 76.0 metres above mean sea level, as defined by the Geodetic Survey Datum, except for any building addition less than 14 square metres in area and any accessory building or structure; and,
- (e) no basement or cellar shall be permitted for any building; and,
- (f) any addition, less than 14 square metres in area, shall have a minimum floor elevation at or above the existing ground floor elevation of the building; and,
- (g) prior to the issuance of a building permit for every new building, a Lot Grading Agreement with the City of Hamilton shall be entered into and registered on title to the satisfaction of the Building Department Director, except for developments that require approval under the Site Plan Control By-law No. 79-275, as amended.

2. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands comprised in Blocks "1" and "2", the extent and boundaries of each Block are shown on a plan hereto annexed as Schedule "A-3", are amended to the extent only of the special requirement that,

- (a) No building or structure, except fences shall be located within 4.5 metres of the rear lot line:
 - (i) every fence, excluding the supporting posts must be at least .075m from the ground to the bottom of the fence, so as not to obstruct the natural flow of water.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C", "G" and "H" District provisions, subject to the special requirements referred to in sections 1 and 2 of this by-law.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1436.

6. Sheets No. E-80b, E-80c, E-80d, E-80e, and E-80f of the District Maps are amended by marking the lands referred to in sections 1 and 2 of this by-law, S-1436.

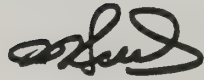
7. By-law No. 98-281, passed on the 10th day of November 1998, is hereby repealed in its entirety.

8. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 30th

day of November

A.D. 1999

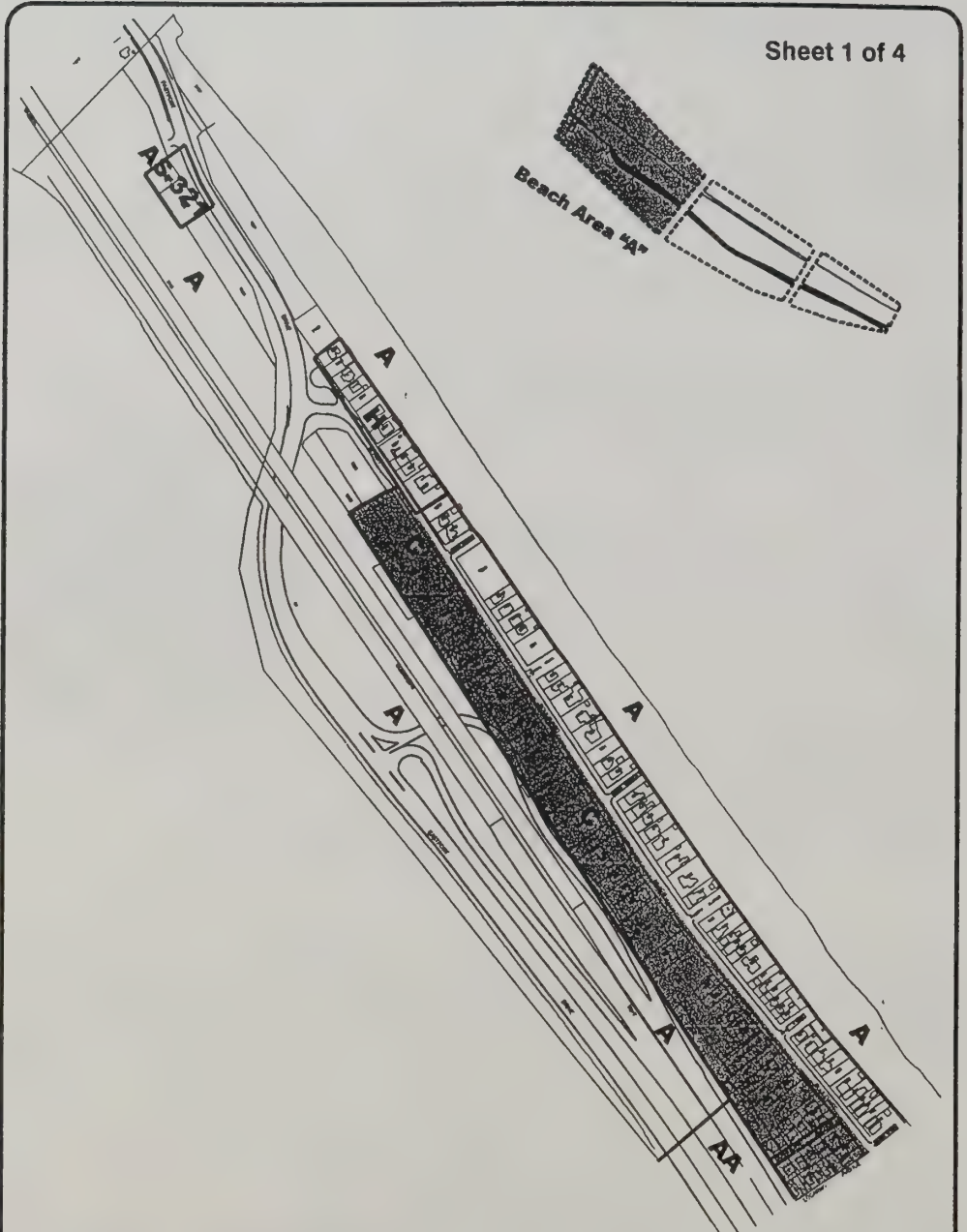


MUNICIPAL CLERK



MAYOR

(1999) 23RD R.P.D.C. (12A) —, November 30
City Initiative 98-D



This is Schedule "A" to By-Law No. 99-170...
Passed the30th..... day ofNovember....., 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

(4 Sheets)

Map Forming Part of
By-Law Number 99-170

Community Planning and Development Division

Legend



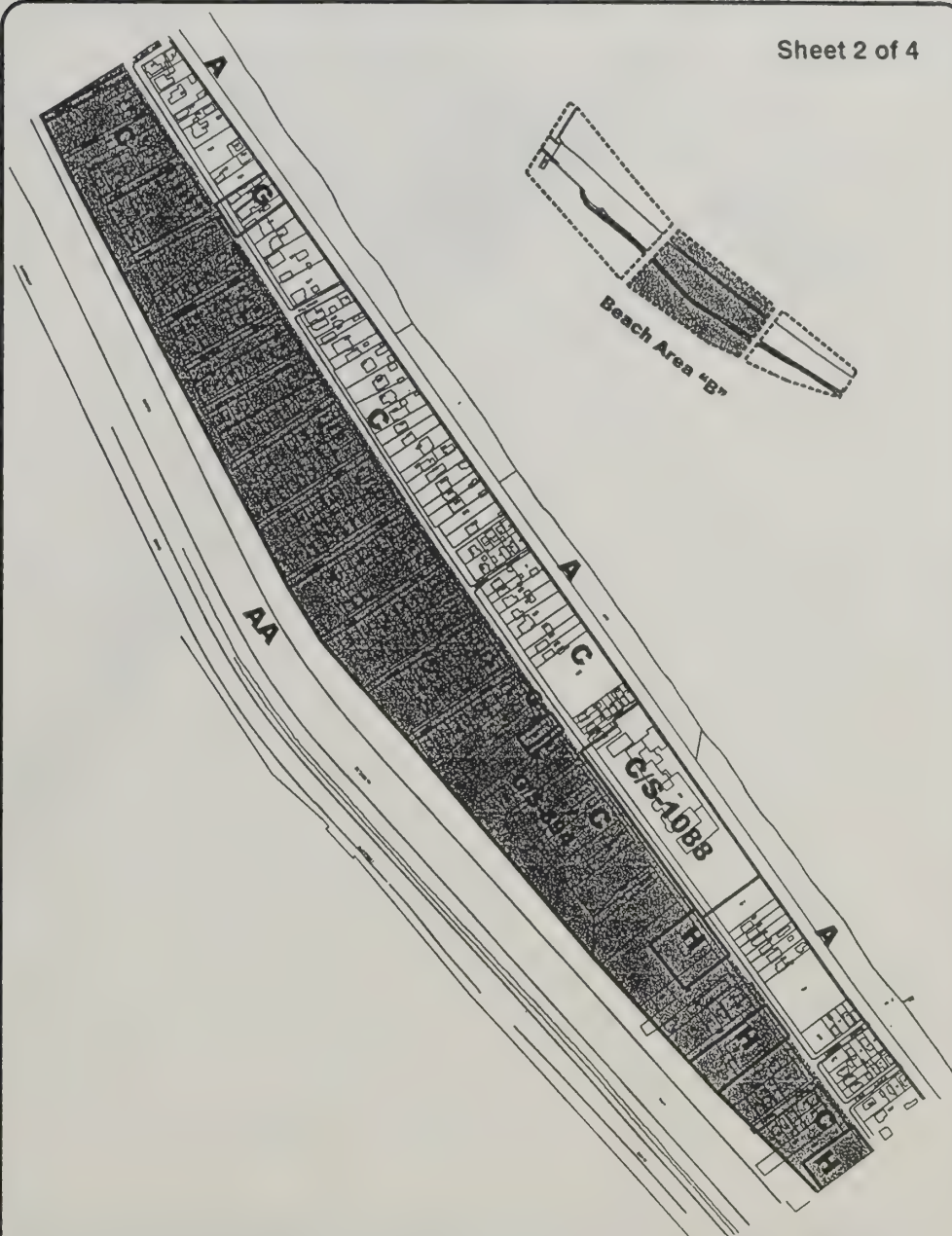
Modification to the "C"(Urban
Protected Residential etc.)
District regulations



North

Scale
Not to Scale
Date
November 1999

Reference File No.
CI-98-D
Drawn By
J.Sims



This is Schedule "A-1" to By-Law No. 99-170.
Passed the30th..... day ofNovember....., 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A-1"

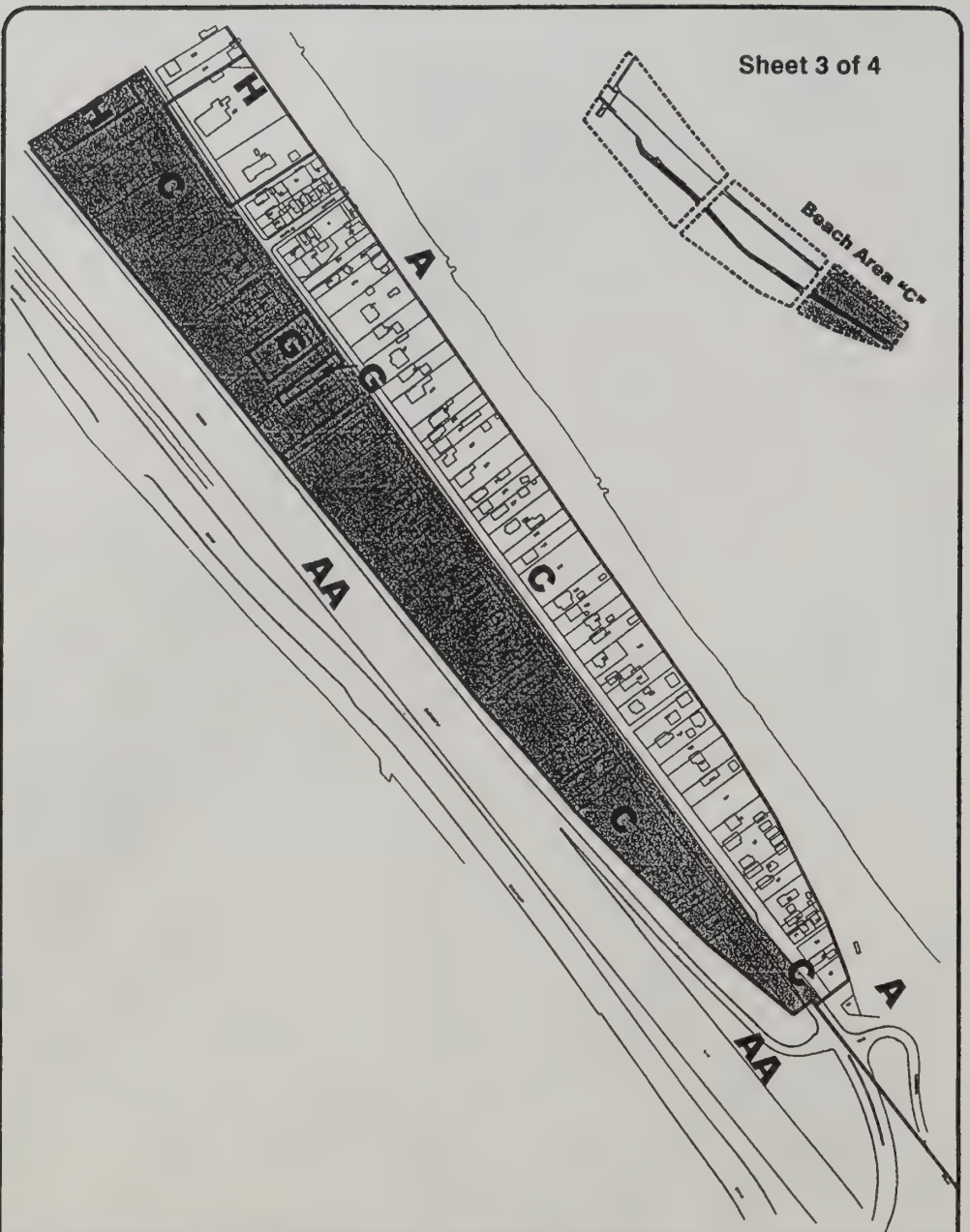
(4 Sheets)
Map Forming Part of
By-Law Number 99-170

Community Planning and Development Division

Legend

Modification to the "C" (Urban Protected Residential etc.) District, "G" (Neighbourhood Shopping Centre) District, and "H" (Community Shopping and Commercial, etc) District regulations

 North	Scale Not to Scale	Reference File No. CI-98-D
	Date November 1999	Drawn By J.Sims



This is Schedule "A-2" to By-Law No. 99-170....
Passed the30th..... day ofNovember....., 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A-2"

(4 Sheets)

Map Forming Part of
By-Law Number 99-170

Community Planning and Development Division

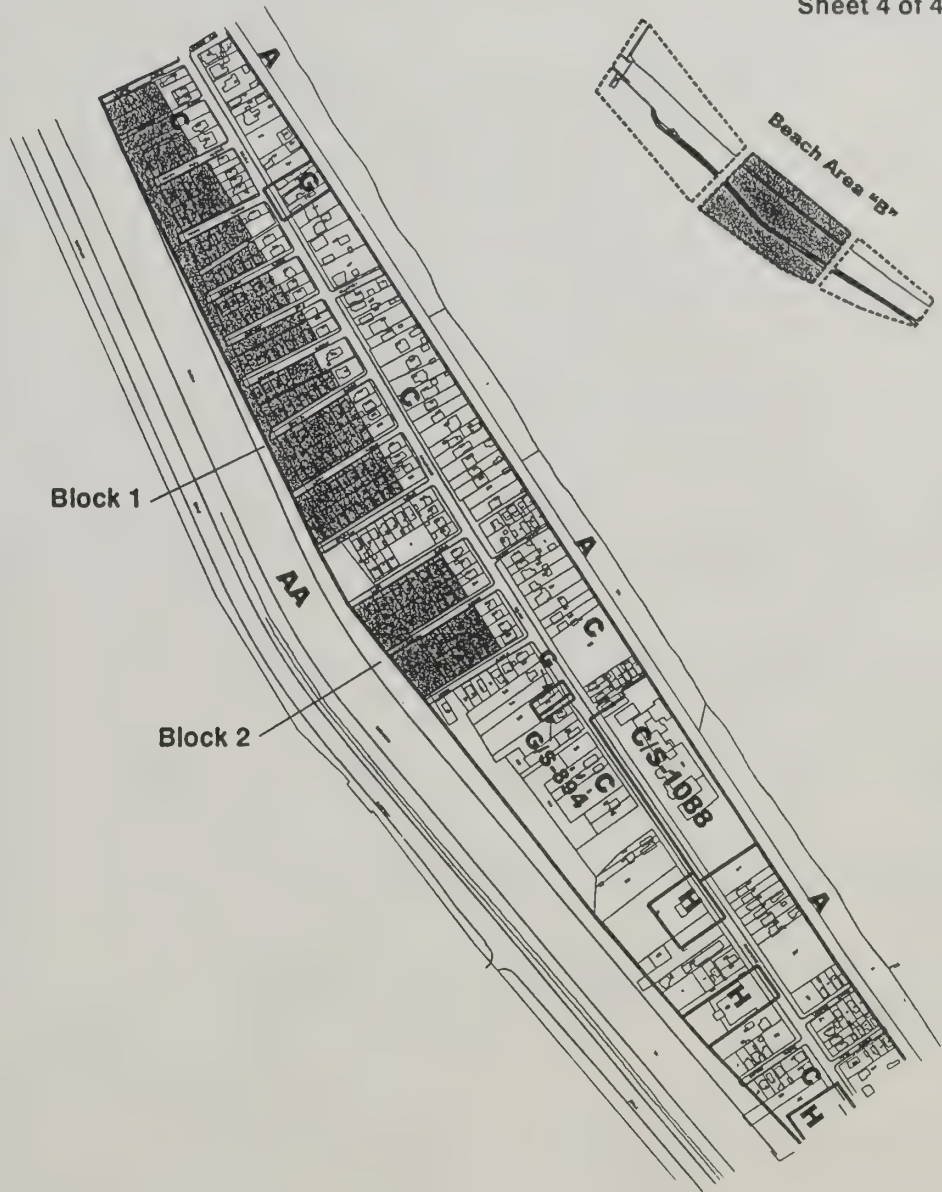
Legend

Modification to the "C" (Urban
Protected Residential etc.)
District, "G" (Neighbourhood Shopping
Centre) District, and "H" (Community
Shopping and Commercial, etc) District
regulations.



Scale
Not to Scale
Date
November 1999

Reference File No.
CI-98-D
Drawn By
J.Sims



This is Schedule "A-3" to By-Law No. 99-170...
Passed the30th..... day ofNovember....., 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A-3"

(4 Sheets)

Map Forming Part of
By-Law Number 99-170

Community Planning and Development Division

Legend

BLOCKS: 1,2

 No buildings or Structures except
fences, allowed within the last 4.5m
(15 ft) of the rear yard



Scale
Not to Scale
Date
November 1999

Reference File No.
CI-98-D
Drawn By
J.Sims

The Corporation of the City of Hamilton

BY-LAW NO. 99 - 172

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED SOUTH OF RYMAL ROAD EAST
AND EAST OF THE ONTARIO HYDRO CORRIDOR**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-27E of the District Maps appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, the lands comprised in Blocks "1" and "2",

the extent and boundaries of each of which Blocks "1" and "2" are shown on a plan hereto annexed as Schedule "A".

2. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands comprised in "2", the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 9.(4) of Zoning By-law No. 6593, every lot shall have a width of at least 11.4 metres and every lot shall have a width area of at least 340.0 square metres within the district.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in Section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S - 1434.

5. Sheet No. E-27E of the District Maps is amended by marking the lands referred to in section 2 of this by-law, S - 1434.

6. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 30th day of November A.D. 1999



MUNICIPAL CLERK

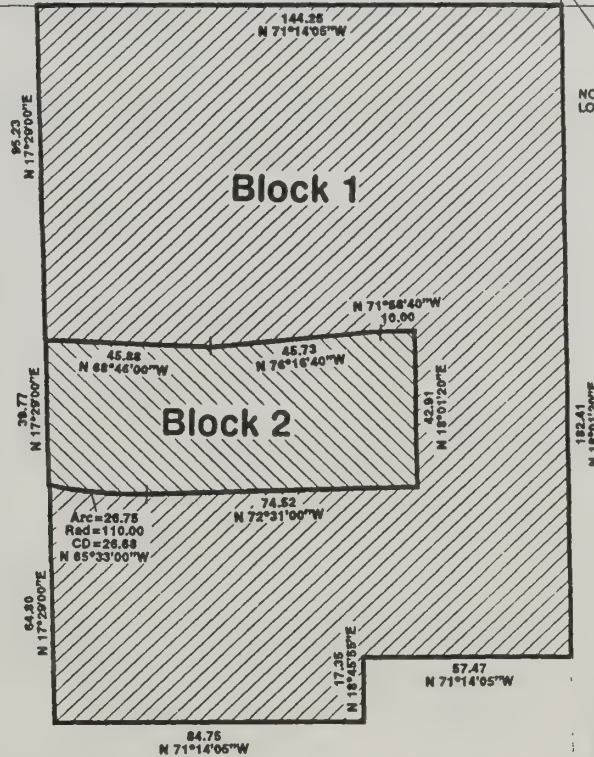


MAYOR

(1999) 22 R.P.D.C. 1B, November 30
Fenestra Investments Limited (c/o L. Szpirglas), Owner
ZAC-99-34

Rymal Road East

Original road allowance between
geographic townships of Barton and Glenford



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-172.
Passed the 30th day of November, 1999.

[Signature]
Clerk

[Signature]
Mayor

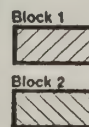
City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 99-172.

Planning and Development Department

Legend



Change in zoning:

from "AA" (Agricultural) District to
"C" (Urban Protected Residential, etc.) District

from "AA" (Agricultural) District to
"C" (Urban Protected Residential, etc.) District, modified

North



Scale
Not to Scale
Date
October 1999

Reference File No.
ZA-99-34
Drawn By
D.L.

The Corporation of the City of Hamilton

BY-LAW NO. 99- 174

To Amend:

Zoning By-law No. 6593

Respecting:

**DELETION OF "PUBLIC PARKING LOTS" AS A PERMITTED USE
IN THE DOWNTOWN AREA AND "CR" (COMMERCIAL/RESIDENTIAL) DISTRICTS**

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1 of the 25th Report of the Planning and Development Committee at its meeting held on the 9th day of December 1999, recommended that By-law No. 6593 be amended to provide for a general text amendment to the said by-law with respect to the deletion of "Public Parking Lots" as a permitted use in the Downtown Area and "CR" (Commercial/Residential) Districts, as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Subsection 2. (2) D. (iii) of Zoning By-law No. 6593 is amended by,
 - (a) adding the word ",structure," between the words "building" and "or" in the first line; and,
 - (b) deleting the word ",of" between the words "only" and "motor-driven" in the second line; and,
 - (c) deleting the words "pursuant to previous arrangements and not to transients" in the third and fourth lines,

so that the entire clause reads as follows:

"**Garage, Storage**" shall mean a building, structure, or portion thereof used for housing only motor-driven vehicles, and where fuels and lubricants are not sold, and motor-driven vehicles are not equipped for operation, repaired, hired or sold;"

2. Subsection 14. (1) (viii) of Zoning By-law No. 6593 is amended by,
 - (a) adding the words "a public parking lot located in the area shown on Schedule "N",", between the words "except" and "a" in the second line,

so that the entire clause shall read as follows:

"Any commercial use permitted in an "E" or "G" District without limitation of the number of employees except a public parking lot located in the area shown on Schedule "N", a massage parlour, public bath or a theatre."

3. Subsection 15. (1) (ii) of Zoning By-law No. 6593 is amended by,
- (a) deleting the word "and" in the last line and replacing it with the word "or"; and,
 - (b) adding the phrase "a public parking lot located in the area shown on Schedule "N",", between the words "except" and "a" in the second line,

so that the entire clause shall read as follows:

"Any commercial use which is permitted in a residential district or other commercial district except a public parking lot located in the area shown on Schedule "N", a penny arcade, or a third party/billboard sign."

4. Subsection 15A. (1) (xvii) of Zoning By-law No. 6593 is hereby deleted in its entirety and replaced with the following clause:

"Parking spaces, or a storage garage;"

5. Paragraph 15B. (3) (b) 17. of Zoning By-law No. 6593 is hereby deleted in its entirety and replaced with the following clause:

"Parking spaces, or a storage garage;"

6. Paragraph 15B. (3) (b) 20. of Zoning By-law No. 6593 is hereby deleted in its entirety.

7. Subsection 15B. (21) of Zoning By-law No. 6593 is amended by deleting the phrase "(Shall not apply to a public parking structure)" at the end of the clause.

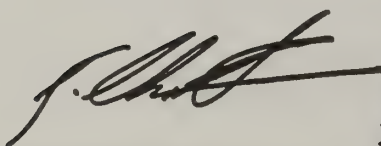
8. Subsection 15B. (23) of Zoning By-law No. 6593 is amended by deleting the phrase "(Shall not apply to a public parking structure)" at the end of the clause.

9. Section 22 – Restricted Area By-laws Repealed, of Zoning By-law No. 6593, is amended by adding thereto Schedule "N", attached hereto and forming part of this by-law as Schedule "A".

10. In all other respects, By-law No. 6593, as amended, is hereby confirmed, unchanged.

11. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 9th day of December A.D. 1999


MUNICIPAL CLERK




MAYOR

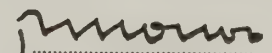


NOTE: All dimensions are in metres

Schedule "N" to Zoning By-Law No. 6593

This is Schedule "A" to By-Law No. 99-174.
Passed the 9th day of DECEMBER, 1999.


Municipal Clerk


Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-174..

Community Planning and Development Division

Legend

Change in zoning:

 public parking lots not permitted
within this area

North



Scale
Not to Scale
Date
NOV 1999

Reference File No.
CI-99-B
Drawn By
D.L.

The Corporation of the City of Hamilton

BY-LAW NO. 99- 181

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 1320-1322 KING STREET EAST

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "H" (Community Shopping and Commercial, etc.) District provisions, as contained in Section 14. of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 14. (1) of Zoning By-law No. 6593, the following use shall be permitted:
 - (i) a senior citizens "residential care facility" for the accommodation of not more than sixty-four (64) residents; and,
- (b) for the purposes of this by-law, a senior citizens "residential care facility" means a residential building in which all residents are at least 60 years of age or older and do not require probationary or custodial care governed by the terms of any court or parole board; and,
- (c) Section 14. (7) of Zoning by-law No. 6593, shall not apply to the subject lands; and,
- (d) notwithstanding Section 14. (9) (i) of Zoning By-law No. 6593, a landscape planting strip of not less than 1.2 metres in width shall be provided and maintained along the westerly lot line within 39.014 metres of King Street East; and,
- (e) Section 18A. (1) (f) of Zoning By-law No. 6593 shall not apply; and,
- (f) notwithstanding Section 18A. (7) of Zoning By-law No. 6593, five (5) parking spaces shall be provided and maintained adjacent to Rosslyn Avenue and shall have a length of not less than 2.3 metres for that portion located on the lot; and,

- (g) a minimum landscape area of 26.8% of the lot area shall be provided and maintained on the lot.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "H" District provisions, subject to the special requirements referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1437.

4. Sheet No. E-45 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1437.

5. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 14th day of December A.D. 1999

MUNICIPAL CLERK



[Handwritten signature]

MAYOR

(1999) 26 R.P.D.C. 1, December 14
1018092 Ontario Ltd. (The Rosslyn),
Owner/Prospective Owner
ZAC-99-35

Kensington Avenue South

39.01
N 18°16'30"E

KING STREET EAST

N 36°43'20"W
60.21

North-east corner
of Rosslyn Ave S.
and King St. E

18.29
N 71°45'00"W

21.34
N 18°15'00"E

31.09
N 71°45'00"W

25.78
N 18°17'00"E

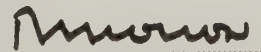
Rosslyn Avenue South

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-181
Passed the 14th day of December, 1999.



Clerk



Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 99-181

Community Planning and Development Division

Legend



Modification to the established
"H" (Community Shopping and
Commercial, etc) District

North



Scale
Not to Scale
Date
December 1999

Reference File No.
ZAC-99-35
Drawn By
D.L.

The Corporation of the City of Hamilton

BY-LAW NO. 99 - 183

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT THE REAR OF MUNICIPAL NUMBER 843 WEST 5TH STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

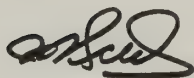
1. Sheet No. W-9B of the District Maps appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 14th day of December A.D. 1999



MUNICIPAL CLERK



MAYOR

(1999) 27 R.P.D.C. , December 8
Maria Bortolotto, Owner
ZAR-99-32

WEST 5TH STREET

FROM SOUTHERN LIMITS OF ROAD ALLOWANCE
BETWEEN CONCESSIONS 6 AND 7
PLAN 62R-10386

N 16° 53' 20" E 376.12

N 16° 57' 35" E 24.38

5.18

N 71° 49' 00" W 45.72

N 71° 49' 00" W 45.79

N 16° 57' 35" E 24.38

N 71° 49' 00" W 43.59

N 71° 49' 00" W 45.75

N 16° 57' 35" E 24.38

SOUTHWEST CORNER OF
LOT 14 REC'D. PLAN No. 695

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-183
Passed the day of ..December.., 1999.

Clerk

Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-183

to Amend By-Law No. 6593

Community Planning and Development Division

Legend

Change in zoning from:



From "AA" (Agricultural) District to
"C" (Urban Protected Residential, etc.) District



North

Scale
NOT TO SCALE

Date
November, 1999

Reference File No.
ZAR-99-32

Drawn By
B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 99 - 185

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NO. 360 JAMES STREET NORTH

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-3 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "J" (Light and Limited Heavy Industry, etc.) District to "H" (Community Shopping and Commercial, etc.) District, the land comprised in Block "1",
- (b) by changing from "J" (Light and Limited Heavy Industry, etc.) District to "A" (Conservation, Open Space, Park and Recreation) District the land comprised in Block "2",

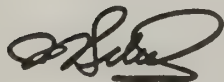
the extent and boundaries of each of which Blocks "1" and "2" are shown on a plan hereto annexed as Schedule "A".

2. The "H" (Community Shopping and Commercial, etc.) District provisions, as contained in Section 14. of Zoning By-law No. 6593, applicable to the lands comprised in Block "1" are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 14.(1) of Zoning By-law No. 6593, only the following uses shall be permitted:
 - (i) a restaurant, but not a drive-thru or take-out restaurant, banquet hall, training school, lodge, trade union hall, and business or professional person's offices shall be permitted only within the buildings or structures existing on the day of the passing of the by-law provided that,
- (1) the external appearance and character of the existing buildings shall be preserved and maintained;

- (2) the banquet hall, including any areas for the preparation and cooking of food, shall have a maximum gross floor area of 2,680 square metres;
 - (3) the restaurant shall have a maximum gross floor area of 185 square metres;
 - (4) the business or professional person's offices shall have a maximum gross floor area of 2,210 square metres;
 - (5) the training school, including accessory offices and classrooms, shall have a maximum gross floor area of 1,650 square metres;
- (b) Section 18A.(12)(c) of Zoning By-law No. 6593, shall not apply where Block "1" abuts Block "2";
 - (c) Section 18A.(36) of Zoning By-law No. 6593 shall not apply;
 - (f) notwithstanding Section 14.(3) of Zoning By-law No. 6593, for any new building or structure, a minimum setback of 30.0 metres from a railway-right-of-way shall be provided and maintained;
 - (g) a visual barrier having a height of not less than 1.8 metres or greater than 2.0 metres shall be provided and maintained along any lot line abutting a railway right-of-way; and,
3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "H" District provisions, subject to the special requirements referred to in section 2.
4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1425.
5. Sheet No. E-3 of the District Maps is amended by marking the lands comprised in Block "1", S-1425.
6. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 14th day of December, A.D. 1999

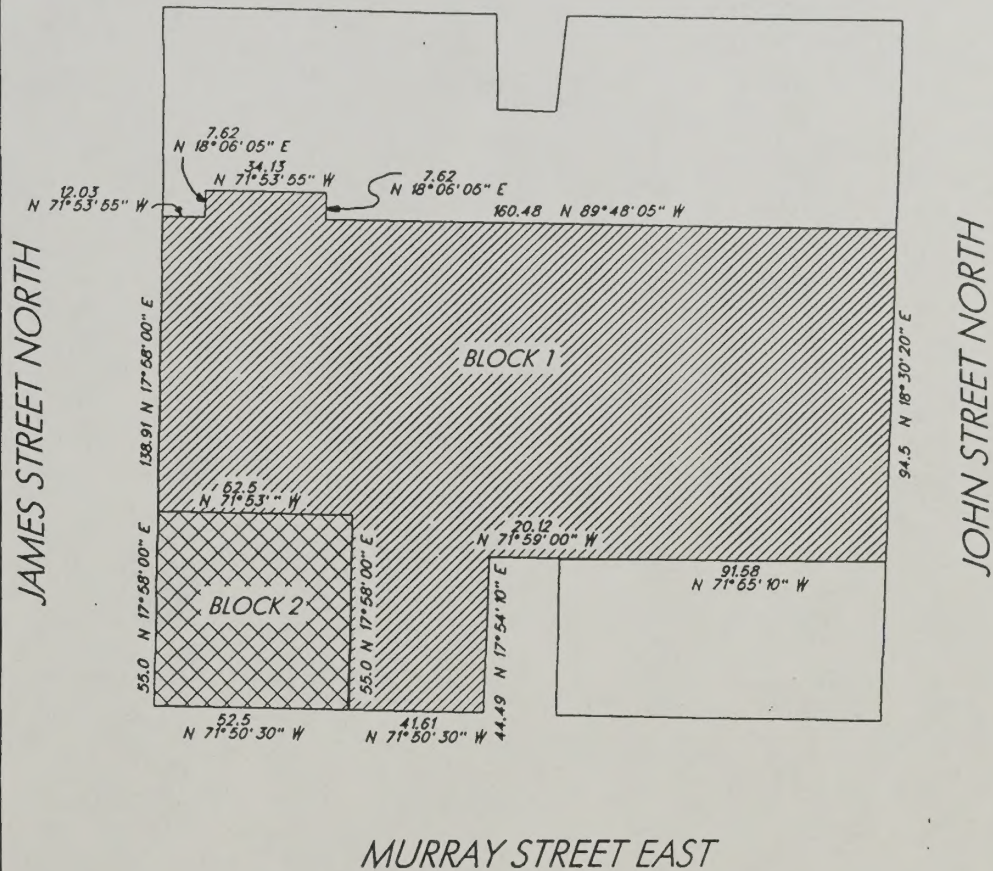


MUNICIPAL CLERK



MAYOR

STRACHAN STREET EAST



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 99-185
Passed the 14th day of December, 1999.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 99-185
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

- BLOCK 1 "J" (Light and Limited Heavy Industry, etc) District to "H" (Community Shopping and Commercial etc.) District, modified
BLOCK 2 "J" (Light and Limited Heavy Industry, etc) District to "A" (Conservation, Open Space, Park and Recreation) District.

North



Scale

NOT TO SCALE

Reference File No.

ZAC-99-09

Date

Dec. 1999

Drawn By

R.L.

Blank document with faint grid lines and illegible text.

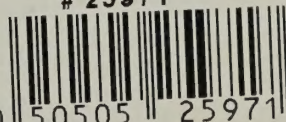


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IN
USA



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